

RECORDED: 11/06/2006 1:46 RESOLUTION

CLERK AND RECORDER BY: Tena L. Miller

FEE: \$0.00

RAVALLI COUNTY
BOARD OF COUNTY COMMISSIONERSRESOLUTION NUMBER 2001A RESOLUTION OF INTENT TO ADOPT THE OLD CORVALLIS ROAD
AREA 3 NEIGHBORHOOD PLAN AS AN AMENDMENT TO THE RAVALLI
COUNTY GROWTH POLICY

WHEREAS, 76-1-604 M.C.A. authorizes Ravalli County to adopt or revise a Growth Policy, or any of its parts; and

WHEREAS, the Board of County Commissioners did adopt the Ravalli County Growth Policy on the 30th day of December 2002; and

WHEREAS, in January 2005, Ravalli County and the City of Hamilton entered into an inter-local agreement and retained Community Concepts to prepare a Neighborhood Plan for consideration by the County and City for an area known as Service Area 3 of the Hamilton Water /Sewer system or Old Corvallis Road Area 3; and

WHEREAS, a draft of the Old Corvallis Road Area 3 Neighborhood Plan (Neighborhood Plan) was presented to the County by Community Concepts for consideration on January 10, 2006; and

WHEREAS, after notice, the Planning Board conducted a public hearing on the Neighborhood Plan on March 8, 2006, that was continued to March 15, 2006; and recommended approval of the Neighborhood Plan by a vote of 5-3;

WHEREAS, after proper legal notice the Planning Board conducted a public hearing on the Neighborhood Plan as an amendment to the Ravalli County Growth Policy on October 18, 2006, and voted unanimously to recommend the County Commissioners adopt the Neighborhood Plan as an amendment to the Growth Policy;

WHEREAS, a new draft Neighborhood Plan has been prepared with appropriate amendments to the document that indicate that the public water and sewer system that serves this area can be developed by a private entity, as recommended by the Planning Board;

NOW, THEREFORE, BE IT RESOLVED that the Ravalli County Board of County Commissioners, makes findings outlined below and, hereby states our intent to adopt the Old Corvallis Road Area 3 Neighborhood Plan as an amendment to the Ravalli County Growth Policy, as authorized by M.C.A. 76-1-601(3).

Findings to Support Adoption:

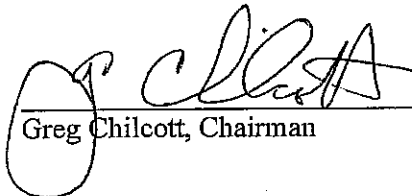
1. Neighborhood plans are a recognized implementation tool in the Ravalli County Growth Policy because they can provide "more detailed information about the planning area, further articulated goals and policies, and specific guidance on land use" (Page 32, Ravalli County Growth Policy); and

Ret: Commissioners Office

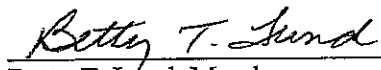
2. The City of Hamilton and Ravalli County, through an interlocal agreement, collaborated in this planning process to create a draft neighborhood plan for Service Area 3 of the Hamilton Water/Sewer System; and
3. The neighborhood planning process for the Old Corvallis Road Area 3 Plan responded to existing and proposed infrastructure expansions, general growth trends and the proximity of this area to an existing community; and
4. The neighborhood planning process for the Old Corvallis Road Area 3 Plan provided a variety of forums for participation by citizens, landowners in the planning area, governmental entities and other interested parties; and
5. The Old Corvallis Road Area 3 Plan, as an amendment to the Ravalli County Growth Policy, constitutes an improvement to the Growth Policy.

PASSED AND ADOPTED this 6th day of November, 2006.

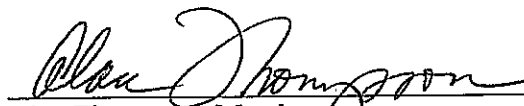
RAVALLI COUNTY BOARD OF COUNTY COMMISSIONERS



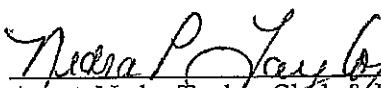
Greg Chilcott, Chairman



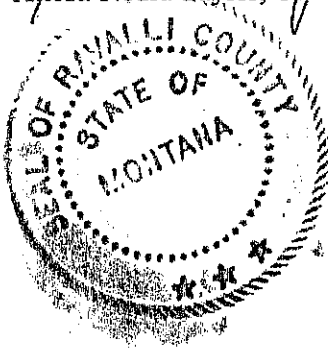
Betty T. Lund, Member



Alan Thompson, Member



Attest: Nedra Taylor, Clerk & Recorder



Nedra P. Taylor

CLERK AND RECORDER BY:

Jena L. Miller

FEE: \$0.00

RAVALLI COUNTY
BOARD OF COUNTY COMMISSIONERS

RESOLUTION NUMBER 2002

**A RESOLUTION TO ADOPT THE OLD CORVALLIS ROAD AREA 3
NEIGHBORHOOD PLAN AS AN AMENDMENT TO THE RAVALLI COUNTY
GROWTH POLICY**

WHEREAS, 76-1-604 M.C.A. authorizes Ravalli County to adopt or revise a Growth Policy, or any of its parts; and

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WHEREAS, after proper legal notice the Planning Board conducted a public hearing on the Neighborhood Plan as an amendment to the Ravalli County Growth Policy on October 18, 2006, and recommend approval by unanimous vote;

WHEREAS, a new draft Neighborhood Plan has been prepared with appropriate amendments to the document that indicate that the public water and sewer system that serves this area can be developed by a private entity, as recommended by the Planning Board;

NOW, THEREFORE, BE IT RESOLVED that the Ravalli County Board of County Commissioners, makes findings outlined below and, adopts the Old Corvallis Road Area 3 Neighborhood Plan as an amendment to the Ravalli County Growth Policy, as authorized by M.C.A. 76-1-601(3).

Findings to Support Adoption:


1. Neighborhood plans are a recognized implementation tool in the Ravalli County Growth Policy because they can provide "more detailed information about the planning area, further articulated goals and policies, and specific guidance on land use" (Page 32, Ravalli County Growth Policy); and
2. The City of Hamilton and Ravalli County, through an interlocal agreement, collaborated in this planning process to create a draft neighborhood plan for Service Area 3 of the Hamilton Water/Sewer System; and

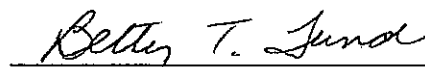
Ret: Commissioners Office


3. The neighborhood planning process for the Old Corvallis Road Area 3 Plan responded to existing and proposed infrastructure expansions, general growth trends and the proximity of this area to an existing community; and
4. The neighborhood planning process for the Old Corvallis Road Area 3 Plan provided a variety of forums for participation by citizens, landowners in the planning area, governmental entities and other interested parties; and
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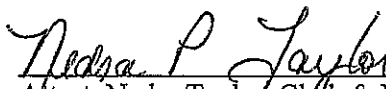
PASSED AND ADOPTED this 6th day of November, 2006.

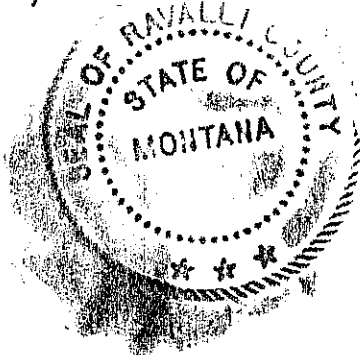
RAVALLI COUNTY BOARD OF COUNTY COMMISSIONERS


Greg Chilcott, Chairman


Betty T. Lund, Member


Alan Thompson, Member


Attest: Nedra Taylor, Clerk & Recorder



RECORDED: 12/27/2006 1:32 RESOLUTION

NEDRA P. TAYLOR

CLERK AND RECORDER BY: Tena L. Miller FEE: \$0.00

STATE OF MONTANA RAVALLI COUNTY

579952

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RECORDED: 11/06/2006 1:27 RESOLUTION

Nedra P. TaylorCLERK AND RECORDER BY: Tena L. Miller FEE: \$0.00RAVALLI COUNTY
BOARD OF COUNTY COMMISSIONERSRESOLUTION NUMBER 2002**A RESOLUTION TO ADOPT THE OLD CORVALLIS ROAD AREA 3
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Ret: Commissioners Office

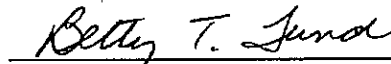
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5. The Old Corvallis Road Area 3 Plan, as an amendment to the Ravalli County Growth Policy, constitutes an improvement to the Growth Policy.

PASSED AND ADOPTED this 6th day of November, 2006.

RAVALLI COUNTY BOARD OF COUNTY COMMISSIONERS



Greg Chilcott, Chairman



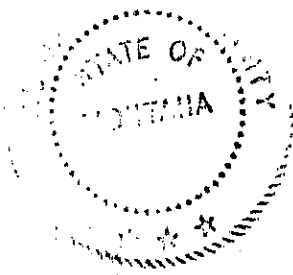
Betty T. Lund, Member

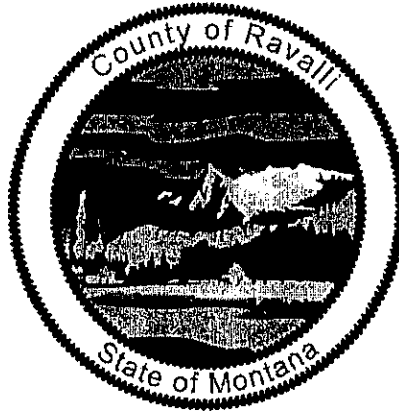


Alan Thompson, Member



Attest: Nedra Taylor, Clerk & Recorder





Old Corvallis Road Area 3 Neighborhood Plan

Adopted as an amendment to the Ravalli County Growth Policy
November 6, 2006

I. INTRODUCTION

In January, 2005, Ravalli County and the City of Hamilton entered into an inter-local agreement pursuant to which they retained Community Concepts to prepare a draft Neighborhood Plan for consideration by the County and City for an area known as Service Area 3 of the Hamilton Water/Sewer system (Old Corvallis Road).¹ The planning area is identified on Exhibit "A" and is referred to throughout this document as "OCR3."

A "neighborhood plan" under Montana law is a growth policy for a particular area that provides more specificity and guidelines for the development and use of property than a citywide or countywide growth policy. A neighborhood plan is adopted by a local government (city or county) as an amendment to that jurisdiction's growth policy. Under this project, the OCR3 Neighborhood Plan will be prepared so that it may be considered for adoption as an amendment to the City of Hamilton and the Ravalli County Growth Policies.² This consideration and adoption process is discussed in more detail in Section V. Implementation.

The neighborhood planning process is designed to provide a forum for citizen, landowner, government and interested party participation in planning the future of an area. Before any drafts of a neighborhood plan were prepared, John Horwich (Principal of Community Concepts) met with each of the following groups to discuss their concerns about and visions for the future development of the OCR3 Neighborhood:

- the County Commissioners and County Planning staff (1/13/05),
- representatives of the Bitter Root Stock Farm and the Besseney family (1/18/05) (1/20/05),
- the Ravalli County Right to Farm and Ranch Board (2/1/05),
- the City Council Public Works Committee and City Public Works and Community Development staff (2/2/05),
- the Daly Mansion Preservation Trust Board (2/4/05),
- the Ravalli County Economic Development Authority Board (2/9/05),
- owners of property fronting on Old Corvallis Road (2/23/05),

¹ Section 2.2 of the Ravalli County Growth Policy provides:

With the implementation of the Growth Policy, the County anticipates that growth will occur more in accordance with the goals and policies of the Growth Policy as follows:

....
Tools such as neighborhood plans, voluntary zoning districts, transfer of development rights, etc., may be utilized at the local level to address growth and identify areas where different types of development may occur. Development standards may be utilized to ensure development design.

² Section 4.2 of the Ravalli County Growth Policy provides:

Neighborhood planning completed at the regional or vicinity level will provide the following for the area in question: more detailed information about the area, further articulated goals and policies, and specific guidance on land use. Once a neighborhood plan has undergone a public hearing process and has been adopted by the Board of County Commissioners, it will amend the Growth Policy.

- the Ravalli County Fair Board (3/17/05)
- City of Hamilton Parks and Recreation Board (4/11/05)
- City of Hamilton and Hamilton Rural Fire District representatives (2/08/06)

The comments of these interested parties were synthesized and carefully considered in the preparation of this OCR3 Neighborhood Plan.

John Horwich met on July 7, 2005 with the Hamilton City Council Public Works Committee and on August 29, 2005 with Patrick O'Herren, Ravalli County Planning Director to discuss the original draft Plan. The Plan was revised to reflect comments from those meetings.

John Horwich met with the County Commissioners to review the revised draft Plan on October 18, 2005. In early December, 2005 a copy of the draft Plan was posted on the County Planning Department's Web site and hard copies were made available at City Hall and the County Planning Office. Also in early December, all the stakeholders who were originally consulted regarding the planning process received a written notice of a public meeting to discuss the draft Plan scheduled for December 8. On December 8, the public meeting was held in the County Commissioner's meeting room with approximately 26 people in attendance. John Horwich presented a Powerpoint presentation describing the planning process and highlighting the elements of the draft Plan. Attendees were encouraged to submit written comments on the draft Plan.

Following the meeting, several written comments were submitted, and they have been taken into account in the preparation of this final Plan draft.

The OCR3 Neighborhood Plan consists of five major sections. Section I. Introduction describes what a neighborhood plan is and provides a summary of the process followed to develop the Plan. Section II, Executive Summary, provides an overview of the major elements of the Plan. Section III, Current Conditions and Trends, provides a concise snapshot of the existing conditions in the OCR3 area itself and its surroundings, including population, land use, housing, business and economics, public facilities and services and natural and cultural resources. As relevant, Section III also discusses trends in those conditions. Section IV, Neighborhood Goals, Policies and Implementation Strategies, is the portion of the Plan that establishes goals and objectives to guide future development in the OCR3 Neighborhood as well as identifying specific land use management techniques to accomplish those goals and objectives. This section is organized to provide separate consideration of land use elements such as housing, economic development and transportation. Section V, Implementation, describes how the Plan itself is to be adopted by the County and City, and it describes in more detail how the elements of the plan may be implemented by the local governments.

II. EXECUTIVE SUMMARY

A. INTRODUCTION

This section provides a summary of the goals, policies and implementation strategies of the Neighborhood Plan. It is an overview, intended to consolidate the multiple goals, policies and implementation strategies that are contained in the subsequent sections of the Plan. The reader is referred to the complete descriptions in the subsequent sections for a more comprehensive description of the Plan elements and for footnotes cross-referencing the Ravalli County and City of Hamilton Growth Policies as those Policies support elements of this Neighborhood Plan.

B. GENERAL GOALS, POLICIES AND IMPLEMENTATION STRATEGIES OF THE OCR3 NEIGHBORHOOD PLAN

- The OCR3 Neighborhood Plan shall be designed to establish a comprehensive set of long-range goals and goal-related policies to guide future growth and development in the OCR3 Neighborhood, utilizing a fifteen year timeframe, extending to the year 2020.
- The OCR3 Neighborhood Plan shall provide an increased level of predictability to land owners, neighbors and developers about where and how growth can be accommodated in ways that are compatible with fiscal, cultural and environmental concerns. Growth and development should be encouraged where it can best be accommodated and served by existing and future public facilities. Growth and development should be discouraged, or at least the impacts of growth and development should be reduced, where there would be significant adverse fiscal, cultural or environmental impacts from growth and development.

C. COMMUNITY CHARACTER GOALS, POLICIES AND IMPLEMENTATION STRATEGIES OF THE OCR3 NEIGHBORHOOD PLAN

- Future development in the OCR3 neighborhood should be sited and designed so as to retain, to the maximum extent feasible, the integrity of the entrance to the Daly Mansion off the Eastside Highway, the view of and the view from the Daly Mansion to the west, and the historic tree-lined drives. A zoning and land use plan should be adopted for the OCR3 Neighborhood that encourages and provides incentives for development plans that preserve as open space the area extending west northwest from the Daly Mansion to a line 750 feet east of Old Corvallis Road. This area is identified on Exhibit A as "Preferred Preserve as Open Space."

- Even though development in the OCR3 neighborhood will be undertaken by different parties, at ultimate build-out, the entire neighborhood should appear and function as a cohesive, coordinated community.
- A zoning and land use plan should be adopted for the OCR3 neighborhood that requires all developments to integrate and coordinate both motorized and non-motorized transportation facilities, so that residents and users of the neighborhood may comfortably and conveniently move within the neighborhood and to facilities near the neighborhood. Buildings, streets and trails should be designed to emphasize a lively, pedestrian-oriented character for the community.
- A zoning and land use plan should be adopted for the OCR3 Neighborhood that provides for a mix of commercial/employment uses on both sides of Old Corvallis Road.
- A zoning and land use plan should be adopted for the OCR3 Neighborhood that establishes general design standards for commercial/employment development along Old Corvallis Road that reflects the architecture of the Fairgrounds buildings and the agricultural heritage of the Bitter Root Stock Farm.
- A zoning and land use plan should be adopted for the OCR3 Neighborhood that provides for a mix of housing types in appropriate locations, including housing designed to serve seniors, attached and detached urban-scale housing, and some suburban-scale housing.

D. ENVIRONMENTAL AND CULTURAL RESOURCES GOALS, POLICIES AND IMPLEMENTATION STRATEGIES OF THE OCR3 NEIGHBORHOOD PLAN

- Public open space within the OCR3 Neighborhood should be planned on the basis of the entire OCR3 Neighborhood, rather than on a subdivision-by-subdivision or development-by-development basis. The OCR3 Neighborhood Plan should include a park and open space component identifying major park and open space locations within the OCR3 Neighborhood.
- Major public open space within the OCR3 Neighborhood should be located and designed to enhance the existing Daly Mansion grounds and to benefit from the existing Daly Mansion grounds, to enrich the experience of those enjoying the public open space and the experience of those visiting the Daly Mansion. By locating new public spaces adjacent to the existing 50-acre Daly Mansion grounds, the community has the opportunity to create a significant public space with natural grounds and open views of the surrounding mountains, all adjacent to the existing city

and readily accessible by existing major roads. A significant portion of public open space within the OCR3 Neighborhood should incorporate the lake southwest of the Daly Mansion and be adjacent to the Daly Mansion property. Additional public open space should be considered for the area immediately west of the Daly Mansion grounds. A public park site of at least 40 acres (including the lake) should be designed for this area. The general location for this park is indicated on Exhibit A. If funds are available beyond park land dedication fees generated within the OCR3 Neighborhood, this park site should be expanded to the north to further preserve the viewshed from the Daly Mansion and to enhance the actual dry land available for this park.

- A zoning and land use plan should be adopted for the OCR3 Neighborhood that encourages and provides incentives for developments in areas west, northwest of the Daly Mansion and in the northeast section near the Eastside Highway (in an area outside the OCR3 Neighborhood) to cluster improvements and preserve larger areas for equestrian use or for use as pasture or hay ground. If some portion of this area is included in a larger park (see discussion above), then equestrian/agricultural uses might be incorporated in the park plan.
- A zoning and land use plan should be adopted for the OCR3 neighborhood that requires all developments to integrate and coordinate both motorized and non-motorized transportation facilities, so that residents and users of the neighborhood may comfortably and conveniently move within the neighborhood and to facilities near the neighborhood. Buildings, streets and trails should be designed to emphasize a lively, pedestrian-oriented character for the community.
- A zoning and land use plan should be adopted for the OCR3 Neighborhood that encourages and provides incentives for development plans that preserve the historic tree-lined drives as walkways and paths through the neighborhood.

E. ECONOMIC DEVELOPMENT GOALS, POLICIES AND IMPLEMENTATION STRATEGIES OF THE OCR3 NEIGHBORHOOD PLAN

- In light of Hamilton's substantial existing knowledge-based employers (Rocky Mountain Labs, Corixa), and pending plans for an office building and business incubator by the Ravalli County Economic Development Authority within the OCR3 Neighborhood, an area within the OCR3 Neighborhood should be planned to attract new and foster the growth of existing knowledge-based businesses which pay higher than prevailing wages.

- Sites should be provided within the OCR3 Neighborhood for professional offices (e.g., legal, medical, accounting, consulting) and limited support facilities serving businesses and residents within the OCR3 Neighborhood (such as a grocery store, coffee shop, restaurants), but restricting such sites to reduce redundancy with Downtown Hamilton facilities.
- A zoning and land use plan should be adopted for the OCR3 Neighborhood that establishes Old Corvallis Road through the entire length of the OCR3 Neighborhood as a business corridor.
- Business development along the east side of Old Corvallis Road should have sufficient depth, at least in certain locations, to provide for development in a campus-like atmosphere, including significant landscaped areas. Site size opportunities should range from 3 to 20 acres. Individual developments on less than 3 acres should be discouraged. Business development and redevelopment on the west side of Old Corvallis Road should be encouraged through the combining of existing smaller parcels. The limited depth of lots along the west side of Old Corvallis Road imposes significant design constraints, particularly in providing for landscaping and parking. Incentives should be adopted to encourage the combination of these smaller lots for redevelopment. Where smaller lots are not combined, the use of shared driveways and parking areas should be encouraged. Site design standards should be adopted including floor area ratios, landscape surface ratios, impervious surface ratios and buffering standards where business developments abut residential developments.
- Consistent design principles should be adopted for all improvements built along Old Corvallis Road. While each property owner should have substantial latitude to design individual structures to meet individual needs, the business corridor along Old Corvallis Road should have a consistent, high-quality image to attract knowledge-based businesses with good-paying jobs. These design principles should project the high-quality image desired and perhaps reflect design characteristics reminiscent of the original Bitter Root Stock Farm agricultural structures and the County Fairgrounds. Implement lighting standards to reduce light pollution and energy consumption, consistent with safety and security. Implement sign standards to provide a consistent image for the business corridor and enhance the ability to visitors to navigate within the corridor.
- The Old Corvallis Road business corridor should be served by mass transit—both the local mass-transit service and by bus or van service from Missoula.

- Consideration should be given to redeveloping Old Corvallis Road with enhanced landscaping, street lighting, walkways (on the east side) and signage, to implement the quality image established for the business corridor. Efforts should be made to discourage through traffic on Old Corvallis Road, encouraging through traffic to travel either Highway 93 or the Eastside Highway. These improvements might be accomplished through the establishment of a technology tax-increment finance district.

F. HOUSING GOALS, POLICIES AND IMPLEMENTATION STRATEGIES OF THE OCR3 NEIGHBORHOOD PLAN

- The average overall housing density in the OCR3 Neighborhood shall be 2.9 dwelling units per net residential acre, resulting in approximately 840 dwelling units at build-out. Of these, approximately 115 dwelling units should be located in the southeast corner of the OCR3 Neighborhood bounded by Fairgrounds Road and the Eastside Highway, if sewer service is provided by gravity flow via the sewer in Fairgrounds Road.
- In order to encourage developers to dedicate additional land for parkland or trails, or to provide significant areas of public open space, developers should be offered the opportunity to increase densities up to 10 dwelling units per net residential acre, provided that in no event would residential development in the OCR3 Neighborhood exceed 840 dwelling units.
- Overall housing density targets shall be achieved through a wide variety of housing styles and densities, including low-rise multi-unit housing, attached and detached single-family homes on smaller lots and single-family homes on lots up to one-half acre.
- Property owners and developers of residential property within the OCR3 Neighborhood shall be provided with a degree of flexibility regarding project-specific densities and layout. Developers will be allowed to trade densities among sites, provided any increase in density in one site is offset by a concomitant reduction in density in another site. This will allow developers to adjust individual site densities to meet market conditions, while preserving the overall target densities established for the OCR3 Neighborhood. Within projects, developers will be encouraged to develop planned unit developments, allowing flexibility in building site size and location.

G. PUBLIC FACILITIES AND SERVICES GOALS, POLICIES AND IMPLEMENTATION STRATEGIES FOR THE OCR3 NEIGHBORHOOD PLAN

- All development within the OCR3 Neighborhood should be served with public sanitary sewer and public water; and development within the OCR3

Neighborhood should be designed to make such service as economical and efficient as possible. A zoning and land use plan should be adopted for the OCR3 Neighborhood that encourages cluster and other innovative siting techniques both to reduce the linear feet of sewer and water lines required and to enhance the public and private open space within the OCR3 Neighborhood.

H. TRANSPORTATION GOALS, POLICIES AND IMPLEMENTATION STRATEGIES OF THE OCR3 NEIGHBORHOOD PLAN

- Developments within the OCR3 Neighborhood shall include a non-motorized trail system within each neighborhood and which provides connections to trail systems accessing public parks, the Daly Mansion grounds, other residential neighborhoods and business areas within the OCR3 Neighborhood, the County Fairgrounds, and nearby schools and recreational facilities. Whenever feasible, pedestrian and non-motorized connections shall be accomplished by means of trail systems that are separate from the street system in order to reduce the street width otherwise required to accommodate sidewalks and to enhance the experience of trail users.
- A zoning and land use plan should be adopted for the OCR3 Neighborhood that requires all developments to dedicate to the public, as a condition of subdivision or development approval, improved non-motorized trails and paths connecting homes to parks and public spaces, workplaces, transit facilities and schools. Implementation of this strategy may require amendment of existing local government subdivision and development regulations.
- Explore with the County Fair Board, the Council on Aging and other interested parties the development of a transit hub in conjunction with a paved parking facility serving the Fairgrounds.

I. IMPLEMENTATION

- This OCR3 Neighborhood Plan has been drafted so that it may be adopted as an amendment to the Ravalli County Growth Policy and as an amendment to the City of Hamilton Growth Policy. Amendments to Growth Policies in Montana are adopted in the same manner as set forth for adoption of an original Growth Policy. That means that the OCR3 Neighborhood Plan, as an amendment to a Growth Policy, will be considered first by the Planning Boards of each jurisdiction (the County and the City), each of which will provide proper public notice and hold a hearing on the OCR3 Neighborhood Plan. The respective Planning Boards will then vote whether to recommend adoption of the OCR3

Neighborhood Plan to their governing bodies (the County Commissioners and City Council). The County and the City will need to decide whether they wish to coordinate their considerations of the OCR3 Neighborhood Plan, and whether they wish to proceed at the same time. The OCR3 Neighborhood is currently under county jurisdiction, and will remain so until such time as any portion of the OCR3 Neighborhood is annexed to the City. The OCR3 Neighborhood is, however, well within the Planning Area covered by the City's existing Growth Policy.

- Many of the goals and policies in the OCR3 Neighborhood Plan will require implementation through zoning. The City of Hamilton has a zoning ordinance, and implementing elements of the OCR Neighborhood Plan would be accomplished through applying elements of the existing ordinance to this property and through some amendments to the Zoning Ordinance to accommodate provisions of this Plan not addressed in the current zoning ordinance. City zoning would not be applied to the OCR3 Neighborhood until portions of the Neighborhood are annexed to the City. However, the City may wish to amend the zoning ordinance in advance of annexation in order to provide for comprehensive zoning of the property as desired at the time of annexation. Ravalli County does not currently have any county-initiated zoning (as distinguished from citizen-initiated zoning districts). As a consequence, in order to adopt zoning provisions applicable to the OCR3 Neighborhood, the County will need to adopt a general zoning resolution (providing for basic zoning administration, processes, definitions, etc.) and then adopt specific substantive zoning provisions applicable to the OCR3 Neighborhood.
- Some of the implementation strategies in the OCR3 Neighborhood Plan contemplate changes to existing County or City Subdivision Regulations or Development (Building) Regulations. If properties in the OCR3 Neighborhood are not to be developed or redeveloped until they are annexed to the City, these changes may only be necessary to the City regulations and codes.

III. CURRENT CONDITIONS AND TRENDS

A. POPULATION, LAND USE, HOUSING, BUSINESS AND ECONOMICS

The OCR3 Neighborhood (see Exhibit "A") is an area of approximately 487 total acres, bounded roughly by Old Corvallis Road on the west (although the properties immediately to the west of Old Corvallis Road are included in the Neighborhood), Fairgrounds Road to the south (although the County Fairgrounds and developed areas along the western 4,000 feet of Fairgrounds Road are not included), the Eastside Highway on the east, and on the north by a line running east-west from a point at the northwest corner of the Daly Mansion property. Much of the south and west boundaries of the OCR3 Neighborhood about the city limits of the City of Hamilton. The existing city limits are reflected on Exhibit "A."

The OCR3 Neighborhood consists of 32 separate tax assessor parcels. Six of these parcels are currently owned by the Besseney family and/or the Bitter Root Stock farm. These six parcels represent approximately 80% of the land involved in this land use study. All of these lands are currently in agricultural use for grazing or growing hay. Parcel #607810 includes a 20 acre, man-made lake. This lake has become a part of the annual duck and geese migratory routes through the valley.

Parcel #607820 is an approximately 50-acre parcel containing the historic Daly Mansion (see discussion below) owned by the State of Montana and operated by the Daly Mansion Preservation Trust.

Two parcels are owned by Ravalli County: #610370 is used as a parking lot for the Ravalli County Fairgrounds, with an area at the northeast corner of the parcel used as an impound lot for the county sheriff's office. Parcel # 841900 is registered with the Ravalli County Council on Aging. Parcel #841900 is split by the north boundary of the OCR3 Neighborhood, with the northern portion of the parcel outside the Neighborhood and the southern portion within the Neighborhood. The Council on Aging recently completed an administration building and bus garage on the northern portion of the parcel. These buildings were designed to reflect the architectural style of the historic Bitter Root Stock Farm agricultural structures. The Council on Aging has expressed interest in developing senior housing on or adjacent to this portion of the parcel.

The southern approximately four acres of parcel #841900 that are within the OCR3 Neighborhood have been conveyed to the Ravalli County Economic Development Authority (RCEDA), which plans to construct a building for its offices and to provide "incubator" space for start-up businesses. Parcel #841900 is bounded on the east by the Montana Rail Link tracks that bisect the northwest corner of the OCR3 Neighborhood.

There are six single family homes along Old Corvallis Road within the OCR3 Neighborhood. These include older farm houses and ranch-style homes with some outbuildings. There are also four parcels with duplexes along the west side of the road.

There are four parcels which are basically vacant land - Montana Rail Link properties #1486910 and 1486900, Farmers State Bank parcel # 807300 which now has a wide asphalted drive lane through its parking lot running from Highway 93 to Old Corvallis Road, and parcel #841800 on the west side of Old Corvallis Road at the north boundary of the Neighborhood owned by a private party.

Finally, there are several mixed-use small businesses located along the west side of Old Corvallis Road. These businesses have developed over time with no consistency as to type of business or style of structure. There are several newer, single-story steel structures, as well as several older cement and frame structures. Ravalli Services owns two parcels at the south end of Old Corvallis Road which are used for their resale businesses. In addition, there is a Flea Market in a series of joined metal buildings, Keystone Antiques located in a newer steel building surrounded by a chain link fence, Rocky Mountain Doors, Rod's Auto Align and storage, an empty "Drywall Supply" business, a storage lot for Massa Building and Supply Center, and finally a 10 unit trailer court near the north end of the study area.

The properties on the west end of the OCR3 Neighborhood between Old Corvallis Road and Highway 93 are shallow. Properties south of where the railroad tracks and irrigation canal cross Old Corvallis Road are bounded on the east by Old Corvallis Road and on the west by the railroad tracks. These parcels range in depth from only a few feet at the south end near Fairgrounds Road to approximately 250 feet near where the railroad tracks cross Old Corvallis Road. Properties north of the railroad tracks generally extend from Old Corvallis Road to Highway 93. Many of these parcels have already been improved with business buildings fronting on Highway 93, including First American Title, Massa Home Center and Farmers State Bank. These commercial buildings are two-plus stories in height.

Land uses surrounding the OCR3 Neighborhood are varied. Along the south boundary, the OCR3 Neighborhood abuts the Ravalli County Fairgrounds at the northeast intersection of Fairgrounds Road and Old Corvallis Road and a county road maintenance facility just east of the Fairgrounds. Also along its southern boundary, the OCR3 Neighborhood abuts a subdivision of fairly dense single family homes (Stonegate), a series of multi-story apartment buildings, and a large parcel owned and occupied by a church, all located north of Fairgrounds Road and south of the OCR3 Neighborhood. Further south across Fairgrounds Road is the Hamilton High School and Hamilton Performing Arts Center, the Bitterroot Aquatics Center and additional residential subdivisions. The property east of the OCR3 Neighborhood across the Eastside Highway is agricultural, with the Ravalli County Airport approximately 1/4 mile east, southeast of the southeast corner of the OCR3 Neighborhood.

The north boundary of the OCR3 Neighborhood runs along the north border of the Daly Mansion property and then due west across Old Corvallis Road. All of the property adjoining the OCR3 Neighborhood to the north and east of Old Corvallis Road is owned by the Bitter Root Stock Farm, Inc. and operated together with the land south and west of the Daly Mansion as part of the original Bitter Root Stock Farm. The OCR3 Neighborhood is bounded on the west by the railroad tracks and Highway 93.

About a mile north of the OCR3 Neighborhood along Old Corvallis Road is the large Corixa pharmaceutical research and development facility and the Pharoahplex multi-screen theater complex. A new dentist's office is currently under construction just south of Corixa on the east side of Old Corvallis Road.

B. NATURAL AND CULTURAL RESOURCES

The OCR3 Neighborhood is located on a smooth fan-terrace rising to the east from the Bitterroot River with gradual slopes. The soil maps identify broad contiguous bands of the soil type known as Hamilton/Corvallis/ Grantsdale Complex which run through the entire area. These are some of the better Valley soils with deep permeability and excellent drainage. Their moisture holding capacity allows for high levels of "native fertility" and makes these areas suitable for all crops commonly grown in the Valley. In addition there are some G2P soils in the southwest corner along Old Corvallis Road, north from Fairgrounds Road to the shallow lake, and in scattered pockets elsewhere. These have relatively flat slopes which need light irrigation to maintain moderate fertility. Finally, there are Slocum soils off the northwest side of the lake. These soils are shallow with irregularities in drainage and salinity. They are suitable for grazing but not cultivation.

Groundwater within the OCR3 Neighborhood is generally high, estimated to be less than 5 feet below the ground surface in many areas during the summer months. Groundwater elevation is influenced by irrigation practices within the OCR3 Neighborhood and in areas to the east, which raises groundwater elevations during the irrigation season.

The irrigation canal system serving the Bitterroot Valley is both a natural and a cultural resource. The Bitterroot Valley climate is basically semi-arid. Therefore, the irrigation canal system begun in the early 20th century is extremely important to the Valley's agricultural success, as it has changed much of the Valley from its native scrub brush vegetation to lush farm fields. Two historic irrigation ditch systems run through the OCR3 Neighborhood. The Republican Ditch runs from south to north roughly paralleling the Eastside Highway and the Surprise Ditch flows from south to north through the northwest pastures. The latter ditch system crosses under Highway 93 near the land parcel #620100 flowing from the Bitterroot River. These irrigation canals provide irrigation water to properties both south and north of the OCR3 Neighborhood, as well as serving the original Bitter Root Stock Farm.

In the northeast quadrant of the OCR3 Neighborhood is the 50-acre historic Marcus Daly Mansion and grounds. In 1986, the State of Montana purchased the land parcel #607820 which includes the historic Daly Mansion and immediately surrounding grounds. The Daly Mansion Preservation Trust is responsible for the preservation, restoration and the administration of the Mansion. This unique and irreplaceable cultural resource is classified as a public/private State Historic Site under the sponsorship of the Montana State Historical Society. It is also a registered National Historic Site.

The Mansion grounds include the historic, tree-lined entrance to the Mansion, Daly Mansion Road, which runs along the north border of the OCR3 Neighborhood. Directly north of the Mansion grounds, beyond the OCR3 Neighborhood, is a tree-lined lane which includes historic farm buildings and the unique Daly Carriage House which were all part of the original stock farm property. The Mansion itself has elevated, panoramic views out over the western fields to the Bitterroot Mountains, but the Mansion grounds include only a small amount of grassed property to the west of the Mansion, with no buffers. Southwest of the Mansion there is a beautiful treed lawn which affords the Mansion home a great deal of privacy and adds a grand ambiance to the historic complex. The Mansion property also includes a large hay field to the south of Daly Mansion Road. A portion of this field is currently used for parking, but future plans include the possibility of building a heritage and cultural center for educational and community activities on this field.

C. PUBLIC FACILITIES

Water and Sanitary Sewer Service

The OCR3 area can receive City of Hamilton water and sanitary sewer service through existing distribution systems in Fairgrounds Road along the south side of the OCR3 area and in Old Corvallis Road near the west side of the OCR3 area. City sewer (gravity flow) and water mains (12" line) presently exist in Fairgrounds Road extending east to approximately Freeze Lane. These existing distribution systems can provide water and sanitary sewer service to approximately 38 acres in the southeastern corner of the OCR3 area bounded by Fairgrounds Road, the Eastside Highway and the north edge of the Stonegate Subdivision extended east.³

In connection with providing City sanitary sewer and water service to Corixa Corporation, the City installed sewer and water mains (12" line) in Old Corvallis Road extending from Fairgrounds Road north to the Corixa facility.⁴ The sewer and water

³Information regarding sanitary sewer and water service in Fairgrounds Road was obtained in a telephone discussion on September 23, 2005 with Tom Hanson, P.E. of Professional Consultants, Inc. of Missoula, which has served as consultants to the City on sewer and water issues.

⁴Information regarding sanitary sewer and water service in Old Corvallis Road is from the Preliminary Engineering Report, City of Hamilton Old Corvallis Road Water and Sewer Extension, May 2002, prepared for Corixa Corporation and prepared by Professional Consultants, Inc. of

lines in Old Corvallis Road were sized to provide sanitary sewer and water service to the OCR3 area and to additional lands to the north of the OCR3 area. The sewer and water service areas are shown on Exhibit B. The total acreage of the three potential service areas is 1040 acres.

The sewer line in Old Corvallis Road is a force main, which requires the installation of lift stations to pump sewage to the intersection of Old Corvallis Road and Fairgrounds Road, from which point the sewage travels by gravity to the sewage treatment plant. A lift station has already been installed adjacent to the Corixa facility, which serves Corixa Corporation and will provide service to Area 1 as shown on Exhibit B. The OCR3 area may be served by a lift station to be installed near the northwest edge of the OCR3 area (see location noted on Exhibit B).

Sizing for the sanitary sewer force main in Old Corvallis Road was based upon dwelling unit projections (or, more accurately, "equivalent dwelling units") for Service Areas 1, 2 and 3 (see Exhibit B) and projected needs for Corixa Corporation. Those projections provided for 748 dwelling units in OCR3, 600 dwelling units in Service Area 2, and 404 dwelling units in Area 1 (not including Corixa Corporation).⁵

The City's wastewater treatment plant is near capacity, and the facility will require expansion and upgrades before significant loads from the OCR3 Neighborhood can be accommodated. The City has not yet completed plans for expansion of the wastewater treatment plant.

The City's water supply system is adequate to serve the OCR3 Neighborhood; although additional supply wells will be required as the City expands.

The OCR3 Neighborhood could also be served by a dedicated public wastewater system (also known as a package plant) and a public water supply system independent of the City water system. Development within the OCR3 Neighborhood might also be served by a combination of City facilities and independent, but still public, water and wastewater facilities.

Transportation

The OCR3 Neighborhood is a relatively blank canvas with respect to transportation facilities. Old Corvallis Road runs north-south along the entire length of the Neighborhood, with only a narrow band of properties between Old Corvallis Road and the western boundary of the Neighborhood. There are numerous smaller properties along the west side of Old Corvallis Road, each with its own driveway; in fact, many of these properties have nearly unlimited access to Old Corvallis Road, rather than defined driveway entrances.

Missoula.

⁵See p. 16 of the Preliminary Engineering Report referred to in the preceding footnote.

The Eastside Highway runs north-south along the entire east boundary of the Neighborhood. Fairgrounds Road runs east-west along the south east corner of the Neighborhood for about 1,300 feet. The only other existing road of note is Providence Way, an existing street which enters the Neighborhood from the south and which was one of the historic, tree-lined drives serving the original Bitter Root Stock Farm.

The Daly Mansion is served by the especially historic, tree-lined drive that enters the Mansion property from the Eastside Highway. The Daly Mansion Preservation Trust has expressed a desire to establish a secondary, service access to the Mansion in order to relieve the historic drive (and the trees abutting the drive) from the pressure of service traffic. Ultimate street plans for developments near the Daly Mansion should seek to accommodate this desire for secondary access to the Mansion.

At the present time, there is a single driveway serving the Bitter Root Stock Farm, which has two entrances from the Eastside Highway. There is also an existing roadway easement (or it may be a fee interest) providing access to the Bitter Root Stock Farm property from Old Corvallis Road at the very northwest corner of the Neighborhood.

D. GENERAL AREA TRENDS

As noted in the Ravalli County Growth Policy, "[d]uring the 1990's, Ravalli County was the fastest growing county in Montana based on percentage of increase."⁶ Based on the 2000 Census, from 1990 to 1999, the population in the County increased 44%, from 25,010 to 36,070.⁷ Although growth in the County has slowed from the pace in the 1990's, Ravalli County remains among Montana's fastest growing counties.

For general planning purposes, the County has been employing population projections prepared by the Center for the Rocky Mountain West at The University of Montana. Those projections are attached as Exhibit C to this Plan. Those projections anticipate a county-wide population of 47,017 by 2010 (an increase of 29.4% over 2000) and 63,187 by 2020 (an increase of 74% over 2000).

Behind these general population figures are some additional factors important to planning for the future of the County. During the decade of the 1990's, the urban population growth rate in the County was 121%, whereas the rural, non-farm population growth rate was 36.2% and the rural farm population growth rate was 11.8%. During that same period, the County went from 89% rural and 11% urban in 1989, to 83% rural and 17% urban in 1999.⁸ The trend suggests that growth in the County will continue to be focused near existing population and community centers, such as Hamilton; although there will continue to be significant growth in the non-farm rural population. Recent

⁶Ravalli County Growth Policy (as amended August 18, 2004) section 2.1.

⁷*Ibid.*

⁸*Ibid.*

urban-scale residential developments in Hamilton confirm the continuing market demand for this type of housing.

As also noted in the County's Growth Policy, during the 1990's the County's population aged with large increases in the 45-64 year-old age group. During the same period, the 65 and older age group decreased as a percentage of the total population. Future housing demand will reflect these demographic trends.

IV. NEIGHBORHOOD GOALS, POLICIES AND IMPLEMENTATION STRATEGIES

A. GENERAL GOALS, POLICIES AND IMPLEMENTATION STRATEGIES OF THE OCR3 NEIGHBORHOOD PLAN

1. INTRODUCTION

a. General Structure of this Portion of the Plan

This and the following sections of the OCR3 Neighborhood Plan set forth goals, policies and implementation strategies for the Plan. These goals, policies and implementation strategies are the most important elements of the Plan, as they establish principles to guide development and redevelopment within the OCR3 Neighborhood.

A "goal" is a desired future condition; a "policy" is a course of action or procedure to achieve a goal;⁹ and an implementation strategy describes specific steps or actions recommended to implement a policy and accomplish a goal. This section addresses goals, policies and implementation strategies that are general in nature, while the following sections address goals, policies and implementation strategies with regard to the particular topics of community character, environmental and cultural resources, economic development, housing, public facilities and services, and land use.

b. Foundation for the Goals, Policies and Implementation Strategies

The goals, policies and implementation strategies set forth in this Plan derive from the Ravalli County Growth Policy and the City of Hamilton Growth Policy, as well as from public input during the public processes undertaken in connection with development of the draft Plan (as described in Section I. Introduction to the Plan). The final goals, policies and implementation strategies set forth in the Plan are the result also of the formal adoption processes of Ravalli County and the City of Hamilton.

2 GENERAL GOALS, POLICIES AND IMPLEMENTATION STRATEGIES OF THE OCR3 NEIGHBORHOOD PLAN

General Goal 1. The OCR3 Neighborhood Plan shall be designed to establish a comprehensive set of long-range goals and goal-related policies to guide future growth and development in

⁹ The definitions of "goal" and "policy" come from the Ravalli County Growth Policy, Section 3.

the OCR3 Neighborhood.¹⁰

General Policy 1.1. The OCR3 Neighborhood Plan shall address all elements of future growth and development utilizing a fifteen year timeframe, extending to the year 2020.

General Policy 1.2. The OCR3 Neighborhood Plan shall recognize the physical, cultural, historical and environmental relationship of the OCR3 Neighborhood to the broader community and region of which the Neighborhood is a part.

General Implementation Strategy 1.1.1. The OCR3 Neighborhood Plan shall address the following elements of the Neighborhood's future growth and development: general goals, community character, environmental and cultural resources, economic development, housing, public facilities and services, and land use; all in light of the Neighborhood's physical, cultural, historical and environmental relationship to the broader community and region.

General Goal 2. The OCR3 Neighborhood Plan shall provide an increased level of predictability to land owners, neighbors and developers about where and how growth can be accommodated in ways that are compatible with fiscal, cultural and environmental concerns.¹¹

General Policy 2.1. The OCR3 Neighborhood Plan should determine the land use and transportation patterns that maximize the efficiency of existing and future public facilities and minimize the impact of future development on valuable cultural and natural resources.

General Policy 2.2. Growth and development should be encouraged where it can best be accommodated and served by existing and future public facilities.¹²

¹⁰ Section 1.1 of the Ravalli County Growth Policy provides:

The Ravalli County Growth Policy is designed to establish a comprehensive set of long-range goals and goal-related policies to guide future growth and development.

¹¹ Section 1.1 of the Ravalli County Growth Policy provides:

[The Ravalli County Growth Policy] seeks to provide an increased level of predictability to land owners, neighbors and developers about where and how growth can be accommodated in ways that are compatible with fiscal and environmental concerns.

Section 1.1 goes on to provide:

[The Ravalli County Growth Policy] is designed to guide growth toward areas where it is expected and where it can be accommodated. In that sense, it seeks to promote desired, sustainable growth.

¹² Section 3.4 of the Ravalli County Growth Policy provides:

The choice of preferred growth patterns has a direct impact on cost of services. Compact

General Policy 2.3. Growth and development should be discouraged, or at least the impacts of growth and development should be reduced, where there would be significant adverse fiscal, cultural or environmental impacts from growth and development.

General Implementation Strategy 2.1.1. The OCR3 Neighborhood Plan shall provide a framework for the provision of public facilities and services to the OCR3 Neighborhood by the implementing governments.

General Implementation Strategy 2.1.2. The County and City shall adopt zoning and other land use regulations that encourage more intense growth and development in those portions of the OCR3 Neighborhood close to existing and future public facilities and services, including public sewer and water and existing major roads.¹³

General Implementation Strategy 2.1.3. The County and City shall adopt zoning and other land use regulations that discourage, or at least reduce the impacts of, growth and development where there would be significant adverse fiscal, cultural or environmental impacts from growth and development.

B. COMMUNITY CHARACTER

1. INTRODUCTION

a. Cultural and Historic Setting

The OCR3 neighborhood is a special place, rich with cultural history dominated by the original Bitter Root Stock Farm and the Daly Mansion. The Bitter Root Stock Farm, with its open, irrigated fields, collection of historic farm structures, and tree-lined drives is a reminder of the valley's important agricultural heritage as well as the legacy of the Marcus Daly family and its cattle and horse operations. The Daly Mansion, now preserved by the Daly Mansion Preservation Trust and open to the public, is an important tourist destination and public venue, as well as a link to a bygone era. The OCR3 Neighborhood Plan should be designed to enhance preservation of the Daly Mansion and its setting.

To a lesser extent, the Ravalli County Fairgrounds at the southwest corner of the

development, close to existing facilities and services, reduces the need for road construction and maintenance and increases the cost-effectiveness of public facilities.

¹³ See footnote 4 above.

OCR3 neighborhood also provides an important cultural, historic context for the neighborhood. The historic Fairgrounds serves as the site for numerous public events throughout the year.

Future development in the OCR3 neighborhood should respect, reinforce and celebrate the rich cultural history of the neighborhood.

b. Regional Context

The regional context of the OCR3 neighborhood is important in defining what should be the community character of the neighborhood. The OCR3 neighborhood is located only about one mile from downtown Hamilton, one block from U.S. Highway 93, one-quarter mile from Hamilton High School and the Hamilton Performing Arts Center, one-half mile from the Bitterroot Aquatics Center and adjacent to the Eastside Highway. The OCR3 neighborhood can be served by municipal sewer and water or by independent, public water and wastewater facilities.

In general, these contextual factors suggest that the OCR3 neighborhood should be developed at an urban scale to utilize the available public infrastructure and to take advantage of the neighborhood's proximity to places of employment, schools, shopping and transportation facilities.

Subsequent sections of this OCR3 Neighborhood Plan address specific goals, policies and implementation strategies regarding economic development, housing and land use within the neighborhood.

c. Neighborhood Context

The ability to develop a Neighborhood Plan for the entire OCR3 neighborhood presents a unique opportunity to think broadly about the type of community to be realized through future development of the OCR3 neighborhood. Particularly because much of the OCR3 neighborhood has been in single ownership and operated as a single facility (the Bitter Root Stock Farm) throughout the past century, but also because of the size of the neighborhood (approximately 487 acres), the County and City have the opportunity to develop a cohesive plan for the neighborhood. The OCR3 neighborhood can indeed be a community, with a multiplicity of uses and a variety of housing types, but all reflecting a cohesive community identity and fabric respecting the cultural and historic setting of the neighborhood.

**2. COMMUNITY CHARACTER GOALS, POLICIES AND
IMPLEMENTATION STRATEGIES OF THE OCR3 NEIGHBORHOOD
PLAN**

Community Character Goal 1. Future development in the OCR3 neighborhood should respect, reinforce and celebrate the rich

cultural history of the neighborhood represented by
the Bitter Root Stock Farm and the Daly Mansion.

Community Character Policy 1.1. Future development in the OCR3 neighborhood should be sited and designed so as to retain, to the maximum extent feasible, the integrity of the entrance to the Daly Mansion off the Eastside Highway, the view of and the view from the Daly Mansion to the west, and the historic tree-lined drives.

Community Character Implementation Strategy 1.1.1. A zoning and land use plan should be adopted for the OCR3 Neighborhood that zones the Daly Mansion property (approximately 50 acres) as Public and Institutional, consistent with Chapter 17.88 of the existing City of Hamilton Zoning Ordinance.

Community Character Implementation Strategy 1.1.2. A zoning and land use plan should be adopted for the OCR3 Neighborhood that encourages and provides incentives for development plans that preserve as open space the area extending west northwest from the Daly Mansion to a line 750 feet east of Old Corvallis Road. This area is identified on Exhibit A as "Preferred Preserve as Open Space."

Community Character Implementation Strategy 1.1.3. A zoning and land use plan should be adopted for the OCR3 Neighborhood that encourages and provides incentives for development plans that preserve the historic tree-lined drives as walkways and paths through the neighborhood.

Community Character Goal 2. The OCR3 neighborhood should be planned as a cohesive, coordinated community with a unique sense of identity, incorporating a multiplicity of uses, a variety of housing types and integrating the neighborhood with its surroundings.

Community Character Policy 2.1. Even though development in the OCR3 neighborhood will be undertaken by different parties, at ultimate build-out, the entire neighborhood should appear and function as a cohesive, coordinated community.

Community Character Policy 2.2. The OCR3 neighborhood should be planned to provide for a mix of commercial/employment uses in appropriate locations and for a mix of housing types in appropriate locations throughout the neighborhood.

Community Character Policy 2.3. The OCR3 Neighborhood should be planned to encourage and facilitate pedestrian and non-motorized

connections to destinations within and near the neighborhood.

Community Character Implementation Strategy 2.1.1. A zoning and land use plan should be adopted for the OCR3 neighborhood that requires all developments to integrate and coordinate both motorized and non-motorized transportation facilities, so that residents and users of the neighborhood may comfortably and conveniently move within the neighborhood and to facilities near the neighborhood. Buildings, streets and trails should be designed to emphasize a lively, pedestrian-oriented character for the community. More detailed implementation strategies regarding roads and trails include Implementation Strategies ECR 3.1.1 - 3.1.6 and Transportation Implementation Strategies 1.1.1 - 1.1.4.

Community Character Implementation Strategy 2.1.2. A zoning and land use plan should be adopted for the OCR3 Neighborhood that provides for a mix of commercial/employment uses on both sides of Old Corvallis Road. More detailed implementation strategies regarding commercial/employment development include Economic Implementation Strategies 1.1.1 - 1.1.4 and 2.1.1.

Community Character Implementation Strategy 2.1.3. A zoning and land use plan should be adopted for the OCR3 Neighborhood that establishes general design standards for commercial/employment development along Old Corvallis Road that reflects the architecture of the Fairgrounds buildings and the agricultural heritage of the Bitter Root Stock Farm. More detailed implementation strategies regarding design include Economic Implementation Strategy 1.1.2 and 1.1.4.

Community Character Implementation Strategy 2.1.4. A zoning and land use plan should be adopted for the OCR3 Neighborhood that provides for a mix of housing types in appropriate locations, including housing designed to serve seniors, attached and detached urban-scale housing, and some suburban-scale housing. More detailed implementation strategies regarding housing include Housing Implementation Strategies 1.1.1 and 2.1.1.

C. ENVIRONMENTAL AND CULTURAL RESOURCES

1. INTRODUCTION

a. Structure of this Section of the Plan

This section of the plan is structured around the broad categories of

environmental resources and cultural resources important to the OCR3 Neighborhood, and the more specific topics of open space, parks and trails. The environmental and cultural resources of any neighborhood or region should play an important role in planning for the future development of the area. Both the neighborhood and regional context of the OCR3 Neighborhood (as discussed in the Introduction to the section on Community Character) underscore the importance of open space, parks and trails to the OCR3 Neighborhood Plan. In public meetings in connection with developing this plan, participants repeatedly emphasized the importance of open space, parks and trails to the future of the OCR3 area.

b. Environmental Resources

As noted in section III. B above, although there are important environmental resources in the OCR3 Neighborhood, these resources are less important to the future development of the area than is true in many other areas of the Bitterroot Valley. Because the OCR3 Neighborhood does not contain areas within the 100-year floodplain, nor areas officially identified as wetlands, improvements can in theory be located almost anywhere within the neighborhood. Some areas of the neighborhood, especially west of the Daly Mansion, do have a high water table which may impose limits on development.

Although some wildlife, particularly deer, travel through the area and feed on brush and agricultural stubble, the area does not represent either important wildlife habitat or corridors. Given the Neighborhood's location between two high traffic highways (the Eastside Highway and Highway 93), it would be inappropriate to design future development to encourage wildlife to frequent the area, except for reptiles, amphibians and waterfowl which already inhabit the site.

Environmental resources that should be considered in future development of the area include the historic tree-lined drives radiating from the Daly Mansion and the lake area southwest of the Mansion, both of which are part of the environmental and cultural history of the area, and the productive agricultural soils in portions of the area. Future development in the area should also be designed and built to preserve surface and ground water quality.

c. Cultural Resources

The cultural resources of the OCR3 Neighborhood are discussed in detail in sections III. B and IV.B.1 above. As noted in section IV.B.1, future development in the OCR3 Neighborhood should respect, reinforce and celebrate the rich cultural history of the neighborhood.

d. Open Space, Parks and Trails

The OCR3 Neighborhood Plan provides an opportunity to think about public spaces—open space, parks and trails—on a scale (approximately 487 acres in the OCR3 Neighborhood) and in a context (adjacent to community facilities such as schools, recreation facilities, shopping, fairgrounds, historic sites) rarely

encountered. Based on input from diverse groups consulted in the development of this Neighborhood Plan, the design and implementation of public spaces should be among the most important (if not *the*) most important factors in the development of this Neighborhood Plan. The development of a Neighborhood Plan provides the opportunity to focus on and plan for desirable public parks that complement the existing public spaces in the Neighborhood (the Mansion and the Fairgrounds) and trails and multi-use paths that link facilities within the neighborhood and connect to facilities outside the neighborhood. The OCR3 Neighborhood presents the potential to develop homes, jobs and recreation facilities all linked by a network of trails reducing the need for motorized transport and providing an opportunity for recreation and physical fitness.

2. ENVIRONMENTAL AND CULTURAL RESOURCES GOALS, POLICIES AND IMPLEMENTATION STRATEGIES OF THE OCR3 NEIGHBORHOOD PLAN

ECR Goal 1. The OCR3 Neighborhood Plan should promote public open spaces that complement the existing public spaces in the Neighborhood (the Daly Mansion and County Fairgrounds), that preserve context around historically significant features (such as the Daly Mansion and grounds), that serve to enrich the community character of the Neighborhood, and that are accessible to both the immediate neighborhood and the broader community.¹⁴

ECR Policy 1.1. Public open space within the OCR3 Neighborhood should be planned on the basis of the entire OCR3 Neighborhood, rather than on a subdivision-by-subdivision or development-by-development basis. The OCR3 Neighborhood Plan should include a park and open space component identifying major park and open space locations within the OCR3 Neighborhood.

¹⁴Section 3.1A of the Ravalli County Growth Policy provides:
COUNTYWIDE GOAL 1A: PROMOTE PUBLIC OPEN SPACE, AND
RECOGNIZING AGRICULTURE AND FORESTRY AS VALUED LAND
RESOURCES.

Section 5 of the Ravalli County Growth Policy provides:
COUNTYWIDE GOAL 5: PROTECT AND ENHANCE NATURAL
RESOURCES AND PUBLIC OPEN SPACE.

The Hamilton Growth Policy, under Public Facilities and Services - Goals and Policies provides:

Goal 2: Provide and encourage development of recreational opportunities that will serve and involve the local community, attract visitors and enhance the City's economic development.

And further:

Goal 4: Acquire, preserve and interpret natural areas, open spaces, historical sites and areas of ecological significance.

ECR Policy 1.2. Major public open space within the OCR3 Neighborhood should be located and designed to enhance the existing Daly Mansion grounds and to benefit from the existing Daly Mansion grounds, to enrich the experience of those enjoying the public open space and the experience of those visiting the Daly Mansion. By locating new public spaces adjacent to the existing 50-acre Daly Mansion grounds, the community has the opportunity to create a significant public space with natural grounds and open views of the surrounding mountains, all adjacent to the existing city and readily accessible by existing major roads.

ECR Implementation Strategy 1.1.1. A significant portion of public open space within the OCR3 Neighborhood should incorporate the lake southwest of the Daly Mansion and be adjacent to the Daly Mansion property. Additional public open space should be considered for the area immediately west of the Daly Mansion grounds. A public park site of at least 40 acres (including the lake) should be designed for this area. This park would reflect elements of both community parks and conservation parks, as described in the Park Classification system in the Ravalli County Master Park and Recreation Plan, adopted July 8, 2004. The park would include some structures for picnics and undeveloped fields that could be used for play, but would not include more developed soccer or baseball fields. The park would also include internal trails and serve as a hub for trail systems throughout the area. Local governments should allocate fees collected in lieu of parkland dedications from developments within the OCR3 Neighborhood and commit other public funds to acquire this property.¹⁵ The general location for this park is indicated on Exhibit A. If funds are available beyond park land dedication fees generated within the OCR3 Neighborhood, this park site should be expanded to the north to further preserve the viewshed from the Daly Mansion and to enhance the actual dry land available for this park.

ECR Goal 2. Limited agricultural/equestrian activities should continue on portions of the original Bitter Root Stock Farm, especially in areas directly west, northwest of the Daly Mansion and in the northeast section near the Eastside Highway (in an area outside the OCR3 Neighborhood).¹⁶

¹⁵The Hamilton Growth Policy, under Public Facilities and Services—Goals and Policies, provides:

Policy: Acquire land to be put into the City's open space inventory.

¹⁶Section 3.1B of the Ravalli County Growth Policy provides:

COUNTYWIDE GOAL 1B: PROMOTE PRIVATE OPEN LAND, FARM LAND, AND RECOGNITION OF AGRICULTURE AND FORESTRY AS VALUED LAND RESOURCES.

ECR Implementation Strategy 3.1.1. A zoning and land use plan should be adopted for the OCR3 neighborhood that requires all developments to integrate and coordinate both motorized and non-motorized transportation facilities, so that residents and users of the neighborhood may comfortably and conveniently move within the neighborhood and to facilities near the neighborhood. Buildings, streets and trails should be designed to emphasize a lively, pedestrian-oriented character for the community.

ECR Implementation Strategy 3.1.2. A zoning and land use plan should be adopted for the OCR3 Neighborhood that encourages and provides incentives for development plans that preserve the historic tree-lined drives as walkways and paths through the neighborhood.

ECR Implementation Strategy 3.1.3. A zoning and land use plan should be adopted for the OCR3 Neighborhood that requires all developments to dedicate to the public, as a condition of subdivision or development approval, improved non-motorized trails and paths connecting homes to parks and public spaces, workplaces, transit facilities and schools. Implementation of this strategy may require amendment of existing local government subdivision and development regulations.

developments, schools and public facilities.

Where appropriate, require proposed developments adjacent to proposed bikeway routes to include bicycle paths or lanes in their street improvement plans and to construct bicycle paths or lanes as a condition of project approval,

Construct safe, separate, and convenient paths for bicycles and pedestrians so as to encourage these alternate forms of transportation.

Require plans for bicycle and pedestrian facilities to give priority to providing continuity and closing gaps in the bikeway and sidewalk network.

Develop programs that encourage the safe utilization of easements and/or rights-of-way along flood control channels, public utilities, railroads and streets wherever possible for the use of bicycles and/or pedestrians.

Ensure accessibility of pedestrian facilities to the elderly and mobility impaired.

ECR Implementation Strategy 3.1.4. The City of Hamilton and Ravalli County should design a trail connection from the OCR3 Neighborhood on the east side of Highway 93 to trail systems on the west side of Highway 93 (including access to Hieronymus Park and the Bitterroot River); and trail systems internal to the OCR3 Neighborhood should provide for connections to this broader community trail system.²⁰

ECR Implementation Strategy 3.1.5. The trail system internal to the OCR3 Neighborhood should connect to Hamilton High School, the Ravalli County Fairgrounds, and the Daly Mansion gated alleyway near the lake.

ECR Implementation Strategy 3.1.6. A pedestrian/bicycle sidewalk/trail should be developed along the east side of Old Corvallis Road, providing access to the County Fairgrounds and to new business/commercial development along Old Corvallis Road.

ECR Goal 4. Surface and ground water quality and the supply of irrigation water must be protected and preserved.

ECR Policy 4.1. Development within the OCR3 Neighborhood must preserve the quality and integrity of the agricultural irrigation ditches and facilities which pass through the Neighborhood, and protect the quality of surface and ground water resources affected by development within the Neighborhood.²¹

ECR Implementation Strategy 4.1.1. Local governments shall enforce all existing standards which require that irrigation ditches and facilities be preserved, and require developers to impose covenants and restrictions as appropriate to assure the long-term maintenance and preservation of these facilities.

²⁰Section 3.5 of the Ravalli County Growth Policy provides:

Countywide Policy 5.5: Encourage the maintenance and improvement of public access to the river through public parks, trails, and recreational opportunities.

²¹Section 3.2 of the Ravalli County Growth Policy provides:

COUNTYWIDE GOAL 2: PROTECT WATER QUALITY AND SUPPLY.

Countywide Policy 2.2: Develop and adopt incentives to encourage the protection and enhancement of water quality and supply.

Countywide Policy 2.3: Encourage the protection of water quantity and quality, including the mitigation of adverse cumulative impacts.

Countywide Policy 2.4: Encourage the continued operation of irrigation districts and systems important to agricultural and other forms of groundwater recharge.

D. ECONOMIC DEVELOPMENT

1. INTRODUCTION

a. Fostering Economic Development

A general theme repeated in both the Ravalli County and the City of Hamilton Growth Policies is the desire to attract new businesses and to foster the growth of existing businesses in order to develop a healthy, diverse economic environment with good-paying jobs.²² Currently, business and commercial expansion are occurring in a linear pattern along Highway 93 both north and south of Hamilton (as well as elsewhere along Highway 93 north) and through conversion of residential properties in the block or two west of Highway 93 in Hamilton. Both of these locations for business expansion have significant social and environmental impacts. Business development should be encouraged where public infrastructure is available or can readily be made available.²³

Many of the properties fronting along the west side of Old Corvallis Road have already been developed for some form of commercial use, and Corixa (a pharmaceutical research and development company) is located approximately one mile north of the OCR3 Neighborhood on Old Corvallis Road. The Ravalli County Council on Aging has just completed an office building and bus barn on the north edge of the OCR3 Neighborhood on Old Corvallis Road, and the Ravalli County Economic Development Authority has plans to develop a building adjacent to the Council on Aging facilities for its offices with additional space to support start-up businesses.

The area along Old Corvallis Road has excellent access to Highway 93, the major transportation corridor through Western Montana. At public meetings to

²²See Ravalli County Growth Policy section 3.6 which provides:
COUNTYWIDE GOAL 6: PROMOTE AND ENCOURAGE A VIBRANT,
SUSTAINABLE, HEALTHY ECONOMIC ENVIRONMENT THAT
RECOGNIZES EXISTING BUSINESSES AND ATTRACTS NEW
ENTREPRENEURS.

And further:

Countywide Policy 6.8: Encourage expansion of existing businesses and business recruitment efforts, which maintain and create better-paying jobs.

And see the Hamilton Growth Policy, Chapter 5:

Goal 1: Promote and encourage the continued development of Hamilton as a vital economic center.

Policy 1: Support business creation, retention and expansion.

²³See Ravalli County Growth Policy section 3.7 which provides:

Countywide Policy 7.7: Encourage residential and commercial growth adjacent to existing infrastructure.

See also the Hamilton Growth Policy which provides in Chapter 5:

Policy 2: Coordinate the provision of infrastructure necessary to support economic development.

discuss development of the OCR3 Neighborhood Plan, elected officials and citizens identified the Old Corvallis Road corridor as a prime location for future business development.

b. Developing a Business Corridor Along Old Corvallis Road

Old Corvallis Road throughout the entire length of the OCR3 Neighborhood, from the County Fairgrounds at the south to Angel Lane at the north, provides an excellent opportunity to develop a business corridor. Except for the County Fairgrounds, the east side of Old Corvallis Road is undeveloped, and development of the east side Old Corvallis Road frontage for business purposes would provide a buffer between the road (and nearby Highway 93) and residential development of the interior of the OCR3 Neighborhood. The west side of Old Corvallis Road is currently occupied by several businesses (some of which are in converted residential structures) and a few residences. These current uses represent an underutilization of the properties and, over time, they should be redeveloped consistent with the overall development of a business corridor.

The Old Corvallis Road business corridor should be developed consistent with the following principles:

Uses

- Preferred uses would include high-technology, research and development and knowledge-based industries. Emphasis would be placed on businesses paying higher than prevailing wages and businesses suited to a high environmental quality setting. Some facilities may be developed with public funding to support start-up enterprises that need facility support.
- Secondary uses would include professional offices (legal, medical, accounting, consulting) and limited support facilities serving the business corridor and OCR3 residential development (such as a grocery store, coffee shop, restaurants). Care should be taken to complement but not compete significantly with downtown Hamilton and Highway 93 commercial development. Each of these areas (Old Corvallis Road business corridor, downtown Hamilton and Highway 93) has a distinct commercial niche, and each should develop so as to be mutually supportive rather than competitive.

Design Principles and Siting²⁴

²⁴See Ravalli County Growth Policy section 3.6 which provides:

Countywide Policy 6.2: Support and encourage quality design and planning for more aesthetic commercial business development.

And see Hamilton Growth Policy Chapter 3 which provides:

Goal 1: Maintain and enhance high quality development throughout the City.

Policies: Promote quality commercial and industrial development.

And Hamilton Growth Policy Chapter 5 which provides:

- Consistent design principles should be adopted for all improvements built along Old Corvallis Road. While each property owner should have substantial latitude to design individual structures to meet individual needs, the business corridor along Old Corvallis Road should have a consistent, high-quality image to attract knowledge-based businesses with good-paying jobs. These design principles should project the high-quality image desired and perhaps reflect design characteristics reminiscent of the original Bitter Root Stock Farm agricultural structures and the County Fairgrounds.
- Consideration should be given to adopting a name for the Old Corvallis Road business corridor that would be displayed on tasteful, yet substantial entrance signs at locations such as the intersections of Old Corvallis Road and Fairgrounds Road and Riverside Cutoff. A single name for the business corridor would help establish an identity and character for the area.
- Business development along the east side of Old Corvallis Road should have sufficient depth, at least in certain locations, to provide for development in a campus-like atmosphere, including significant landscaped areas. Site size opportunities should range from 3 to 20 acres. Individual developments on less than 3 acres should be discouraged.²⁵ Businesses sought for the area will be ones suited to a high environmental quality setting.
- Business development and redevelopment on the west side of Old Corvallis Road should be encouraged through the combining of existing smaller parcels. The limited depth of lots along the west side of Old Corvallis Road imposes significant design constraints, particularly in providing for landscaping and parking. Incentives should be adopted to encourage the combination of these smaller lots for redevelopment.

Linkages

- Business developments along the east side of Old Corvallis Road should provide connections to the trail system to be developed within the OCR3 Neighborhood. This will provide for pedestrian or bicycle access for employees to both the trail system and new park(s) to be developed, thereby enhancing the amenity values of the business corridor.
- Consideration should be given to redeveloping Old Corvallis Road

Goal 1: Promote and encourage the continued development of Hamilton as a vital economic center.

Policy 3: Foster a positive economic climate through a well-managed and aesthetically pleasing built environment, and by maintaining a beautiful and healthy natural environment in order to promote and attract businesses with a desirable impact on the community.

²⁵See Ravalli County Growth Policy section 3.6 which provides:
Countywide Policy 6.3: Support development of business parks.

with enhanced landscaping, street lighting, walkways (on the east side) and signage, to implement the quality image established for the business corridor. Efforts should be made to discourage through traffic on Old Corvallis Road, encouraging through traffic to travel either Highway 93 or the Eastside Highway. These improvements might be accomplished through the establishment of a technology tax-increment finance district.

- The Old Corvallis Road business corridor should be served by mass transit—both the local mass-transit service and by bus or van service from Missoula. Professionals who choose to live in Missoula, because of spousal employment or for other reasons, should find it as convenient as possible to work in the Old Corvallis Road business corridor. Transportation plans are discussed in detail in section IV.G.

c. Support Environmentally Sustainable Tourism and Recreation

Tourism and recreation are important elements of the Bitterroot Valley economy. To the extent possible, the OCR3 Neighborhood Plan should support existing valley tourism, especially the adjacent Daly Mansion, and enhance recreational opportunities that will attract visitors to the area and encourage visitors to stay in the area.²⁶

2. ECONOMIC DEVELOPMENT GOALS, POLICIES AND IMPLEMENTATION STRATEGIES OF THE OCR3 NEIGHBORHOOD PLAN

Economic Goal 1. Attract new businesses and foster growth of existing businesses in appropriate locations within the OCR3 Neighborhood in order to develop a healthy, diverse economic environment with good-paying jobs.²⁷

²⁶See Ravalli County Growth Policy section 3.6 which provides:
Countywide Policy 6.7: Support an expanded, more vital, economically sustainable tourism and recreation industry.

²⁷See Ravalli County Growth Policy section 3.6 which provides:
COUNTYWIDE GOAL 6: PROMOTE AND ENCOURAGE A VIBRANT, SUSTAINABLE, HEALTHY ECONOMIC ENVIRONMENT THAT RECOGNIZES EXISTING BUSINESSES AND ATTRACTS NEW ENTREPRENEURS.

And further:

Countywide Policy 6.8: Encourage expansion of existing businesses and business recruitment efforts, which maintain and create better-paying jobs.

And see the Hamilton Growth Policy, Chapter 5:

Goal 1: Promote and encourage the continued development of Hamilton as a vital economic center.

Policy 1: Support business creation, retention and expansion.

Economic Policy 1.1. New businesses and economic development should be encouraged adjacent to existing infrastructure and outside of established residential neighborhoods.²⁸

Economic Policy 1.2. In light of Hamilton's substantial existing knowledge-based employers (Rocky Mountain Labs, Corixa), and pending plans for an office building and business incubator by the Ravalli County Economic Development Authority within the OCR3 Neighborhood, an area within the OCR3 Neighborhood should be planned to attract new and foster the growth of existing knowledge-based businesses which pay higher than prevailing wages.

Economic Policy 1.3. Sites should be provided within the OCR3 Neighborhood for professional offices (e.g., legal, medical, accounting, consulting) and limited support facilities serving businesses and residents within the OCR3 Neighborhood (such as a grocery store, coffee shop, restaurants), but restricting such sites to reduce redundancy with Downtown Hamilton facilities.

Economic Implementation Strategy 1.1.1. A zoning and land use plan should be adopted for the OCR3 Neighborhood that establishes Old Corvallis Road through the entire length of the OCR3 Neighborhood as a business corridor.

Economic Implementation Strategy 1.1.2. A zoning and land use plan should be adopted for the OCR3 Neighborhood that implements the following principles within the Old Corvallis Road business corridor:

Uses: Permitted primary uses would include high-technology, research and development and knowledge-based businesses. Secondary permitted uses would include professional offices (legal, medical, accounting, consulting) and limited support facilities serving the business corridor and the OCR3 residents (such as a grocery store, coffee shop, restaurants).

Sites: Business development along the east side of Old Corvallis Road should have sufficient depth, at least in certain locations, to provide for development in a campus-

²⁸See Ravalli County Growth Policy section 3.7 which provides:

Countywide Policy 7.7: Encourage residential and commercial growth adjacent to existing infrastructure.

See also the Hamilton Growth Policy which provides in Chapter 5:

Policy 2: Coordinate the provision of infrastructure necessary to support economic development.

like atmosphere, including significant landscaped areas. Site size opportunities should range from 3 to 20 acres. Individual developments on less than 3 acres should be discouraged²⁹. Business development and redevelopment on the west side of Old Corvallis Road should be encouraged through the combining of existing smaller parcels. The limited depth of lots along the west side of Old Corvallis Road imposes significant design constraints, particularly in providing for landscaping and parking. Incentives should be adopted to encourage the combination of these smaller lots for redevelopment.³⁰ Where smaller lots are not combined, the use of shared driveways and parking areas should be encouraged.³¹ Site design standards should be adopted including floor area ratios, landscape surface ratios, impervious surface ratios and buffering standards where business developments abut residential developments.

*Design Principles:*³² Consistent design principles should be adopted for all improvements built along Old Corvallis Road. While each property owner should have substantial latitude

²⁹See Ravalli County Growth Policy section 3.6 which provides:

Countywide Policy 6.3: Support development of business parks.

³⁰The Hamilton Growth Policy in Chapter 8 regarding transportation and circulation policies provides:

Require that driveway access points onto arterial roadways be limited in number and location in order to ensure the smooth and safe flow of vehicles and bicycles.

³¹In addition to the policy noted in the preceding footnote, the Hamilton Growth Policy also provides in Chapter 8 regarding Goals and Policies for parking:

Goal: Provide sufficient, well-designed and convenient off-street parking facilities throughout the City.

Policies: Consolidate parking, where appropriate, to eliminate the number of ingress and egress points onto arterial [streets].

³²See Ravalli County Growth Policy section 3.6 which provides:

Countywide Policy 6.2: Support and encourage quality design and planning for more aesthetic commercial business development.

And see Hamilton Growth Policy Chapter 3 which provides:

Goal 1: Maintain and enhance high quality development throughout the City.

Policies: Promote quality commercial and industrial development.

And Hamilton Growth Policy Chapter 5 which provides:

Goal 1: Promote and encourage the continued development of Hamilton as a vital economic center.

Policy 3: Foster a positive economic climate through a well-managed and aesthetically pleasing built environment, and by maintaining a beautiful and healthy natural environment in order to promote and attract businesses with a desirable impact on the community.

to design individual structures to meet individual needs, the business corridor along Old Corvallis Road should have a consistent, high-quality image to attract knowledge-based businesses with good-paying jobs. These design principles should project the high-quality image desired and perhaps reflect design characteristics reminiscent of the original Bitter Root Stock Farm agricultural structures and the County Fairgrounds.³³ Implement lighting standards to reduce light pollution and energy consumption, consistent with safety and security. Implement sign standards to provide a consistent image for the business corridor and enhance the ability to visitors to navigate within the corridor.

Linkages: Business developments along the east side of Old Corvallis Road should provide connections to the trail system to be developed within the OCR3 Neighborhood, facilitating pedestrian and bicycle access for employees to both the trail system and new park(s) to be developed, thereby enhancing the amenity values of the business corridor.

Economic Implementation Strategy 1.1.3. The Old Corvallis Road business corridor should be served by mass transit—both the local mass-transit service and by bus or van service from Missoula. Transportation plans are discussed in detail in section IV.G.

Economic Implementation Strategy 1.1.4. Consideration should be given to redeveloping Old Corvallis Road with enhanced landscaping, street lighting, walkways (on the east side) and signage, to implement the quality image established for the business corridor. Efforts should be made to discourage through traffic on Old Corvallis Road, encouraging through traffic to travel either Highway 93 or the Eastside Highway. These improvements might be accomplished through the establishment of a technology tax-increment finance district.

Economic Goal 2. To the extent possible, the OCR3 Neighborhood Plan should support existing valley tourism, especially the adjacent Daly

³³See Section 2.2 of the Ravalli County Growth Policy which provides:
With the implementation of the Growth Policy, the County anticipates that growth will occur more in accordance with the goals and policies of the Growth Policy as follows:

....
Tools such as neighborhood plans, voluntary zoning districts, transfer of development rights, etc. may be utilized at the local level to address growth and identify areas where different types of development may occur. Development standards may be utilized to ensure development design.

Mansion, and enhance recreational opportunities that will attract visitors to the area and encourage visitors to stay in the area.³⁴

Economic Policy 2.1. The OCR3 Neighborhood Plan should promote development that complements and enhances the experience of visitors to the Daly Mansion.

Economic Policy 2.2. The OCR3 Neighborhood Plan should facilitate the development of recreational opportunities that would be of benefit not only to residents but also to visitors to the Daly Mansion and the Bitterroot Valley.

Economic Implementation Strategy 2.1.1. A significant portion of public open space within the OCR3 Neighborhood should incorporate the lake southwest of the Daly Mansion and be adjacent to the Daly Mansion property. Additional public open space should be considered for the area immediately west of the Daly Mansion grounds. A public park site of at least 40 acres (including the lake) should be designed for this area. This park would reflect elements of both community parks and conservation parks, as described in the Park Classification system in the Ravalli County Master Park and Recreation Plan, adopted July 8, 2004. The park would include some structures for picnics and undeveloped fields that could be used for play, but would not include more developed soccer or baseball fields. The park would also include internal trails and serve as a hub for trail systems throughout the area. Local governments should allocate fees collected in lieu of parkland dedications from developments within the OCR3 Neighborhood and commit other public funds to acquire this property.³⁵

E. HOUSING

1. INTRODUCTION

a. Predominant Urban Scale Housing

The majority of the acreage in the OCR3 Neighborhood should be developed for residential use. Within the strict confines of the OCR3 Neighborhood (which

³⁴See Ravalli County Growth Policy section 3.6 which provides:
Countywide Policy 6.7: Support an expanded, more vital, economically sustainable tourism and recreation industry.

³⁵The Hamilton Growth Policy, under Public Facilities and Services—Goals and Policies, provides:

Policy: Acquire land to be put into the City's open space inventory.

does not include the northern sections of the original Bitter Root Stock Farm), that would mean approximately 288 acres would be developed for residential use (after subtracting approximately 84 acres for business use [including areas on both the east and west sides of Old Corvallis Road], approximately 47 acres for parkland/open space [some of which would be dedicated and some of which would be purchased/donated], 20 acres of county-owned land adjacent to the Fairgrounds on the east side of Old Corvallis Road, and the 50-acre Daly Mansion property). The proximity of the OCR3 Neighborhood to schools, roads, shopping and workplaces, and the potential for public sanitary sewer and water make the OCR3 Neighborhood a prime location for urban/suburban scale residential development.³⁶ Because of the investment in public infrastructure and the adjacency of the OCR3 Neighborhood to community facilities, a prime consideration in planning for residential development is to assure that development densities overall are more urban/suburban than rural.

b. Variety of Housing Types

The Hamilton area housing market supports a diverse array of housing. Recent experience with subdivisions such as Stonegate and The Arbors reflects a demand for modest sized homes on urban-sized lots. Both of these subdivisions are located near the OCR3 Neighborhood and benefit from the same proximity to public and private facilities. Demographic trends also reflect a growing senior population, generating demand for housing that appeals to part-time residents and others who want to be freed of lawn care and outside maintenance responsibilities.³⁷

The residential areas of the OCR3 Neighborhood are large enough in aggregate that they should be planned to provide a variety of housing types to meet a variety of housing needs. This is likely to be important from a market absorption perspective, as well as implementing the important planning objective of integrating a variety of housing types within a single community.³⁸ Thus, within the OCR3 Neighborhood, the plan should allow for housing options ranging from affordable housing,³⁹ to low-rise multi-unit senior housing, to attached and

³⁶See the Ravalli County Growth Policy section 3.7 which provides:

COUNTYWIDE GOAL 7: PLAN FOR RESIDENTIAL AND
COMMERCIAL DEVELOPMENT

Countywide Policy 7.1: Encourage residential and commercial growth
adjacent to existing infrastructure.

³⁷The Hamilton Growth Policy in Chapter 4 regarding Housing - Population Current
Conditions and Trends notes:

As the City's population continues to age, the demand for smaller
housing units that require less maintenance is expected to increase.

³⁸See the Hamilton Growth Policy Chapter 4 which provides:

Goal 2: Identify Adequate Housing Sites

Policy 1: Provide housing sites to accommodate a full range of
housing needs and types.

³⁹See the Ravalli County Growth Policy section 3.7 which provides:

Countywide Policy 7.3: Encourage the development of quality affordable
housing within our communities through collaborative efforts by the

detached single-family homes on smaller lots, to single-family homes on lots up to one-half acre.

c. Development Flexibility

The OCR3 Neighborhood residential areas present a challenge in attempting to fulfill the objectives noted above, while recognizing that the OCR3 Neighborhood residential areas are likely to be developed by different developers at different times. On the one hand, it remains important that the OCR3 Neighborhood be planned as a cohesive, coordinated community reflecting at build-out a variety of housing types to meet community needs. On the other hand, the local governments adopting and implementing this plan want to provide individual property owners and developers flexibility to respond to market conditions at the time of development. Zoning implementing the housing components of this plan will need to establish baseline densities, while providing flexibility for where on the site individual project densities will be applied. Planned unit developments should be encouraged as a means to incorporate flexibility into the planning and development process.

d. Integration of Development

As noted at Community Character Policy 2.1, even though development in the OCR3 Neighborhood will be undertaken by different parties, at ultimate build-out, the entire neighborhood should appear and function as a cohesive, coordinated community. Streets and trails should interconnect all elements of the OCR Neighborhood, from the various residential areas to the parks to the business developments along Old Corvallis Road. Once inside the OCR3 Neighborhood, a resident or visitor should be able to access all other areas of the neighborhood at least by trail and often by road without having to exit the neighborhood.

2. HOUSING GOALS, POLICIES AND IMPLEMENTATION STRATEGIES OF THE OCR3 NEIGHBORHOOD PLAN

Housing Goal 1. Within the OCR3 Neighborhood, provide a wide variety of housing choices at an overall urban/suburban scale that will accommodate a variety of demographic and income needs within high-quality, well-designed and walkable neighborhoods.

Housing Policy 1.1. The average overall housing density in the OCR3 Neighborhood shall be 2.9 dwelling units per net residential acre,⁴⁰ resulting in approximately 840 dwelling units at build-out.⁴¹ Of these,

public and private sectors.

⁴⁰For these purposes, the "net residential acres" includes all land available for residential development, including roads and trails, but excluding land dedicated or acquired for parks. See footnote 41.

⁴¹The overall density at build-out was calculated based upon all land available for residential development *after* deducting land for parkland dedication and parkland acquisitions (projected as 47 total acres in this Plan). Thus, basing the overall calculation of housing units on

approximately 115 dwelling units should be located in the southeast corner of the OCR3 Neighborhood bounded by Fairgrounds Road and the Eastside Highway, if sewer service is provided by gravity flow via the sewer in Fairgrounds Road.⁴²

Housing Policy 1.2. In order to encourage developers to dedicate additional land for parkland or trails, or to provide significant areas of private open space, developers should be offered the opportunity to increase densities up to 10 dwelling units per net residential acre, provided that in no event would residential development in the OCR3 Neighborhood exceed 840 dwelling units.⁴³

Housing Policy 1.3. Overall housing density targets shall be achieved through a wide variety of housing styles and densities, including low-rise multi-unit housing, attached and detached single-family homes on smaller lots and single-family homes on lots up to one-half acre.

Housing Policy 1.4. Property owners and developers of residential property within the OCR3 Neighborhood shall be provided with a degree of flexibility regarding project-specific densities and layout.

Housing Implementation Strategy 1.1.1. A zoning and land use plan should be adopted for the OCR3 Neighborhood that provides for the following:

Overall Residential Density: Average residential density throughout the entire OCR3 Neighborhood shall be established at 2.9 dwelling units per net residential acre (after deducting land for parkland dedication), providing for a total of approximately 840 dwelling units, with approximately 115 served by sanitary sewer in Fairgrounds Road, if sanitary sewer service is provided by the City

288 acres available for residential development the result is 840 dwelling units. If approximately 115 of these units are located in the southeast corner of the OCR3 Neighborhood with sanitary sewer service provided via the line in Fairgrounds Road, then the balance of 725 dwelling units is consistent with the projected sanitary sewer demand from the OCR3 Neighborhood in the engineering design for the sanitary sewer lines in Old Corvallis Road.

⁴²This area consists of approximately 38.6 acres, which would provide for a residential density in this area of approximately 3 dwelling units per net residential acre.

⁴³This proposal basically provides for the transfer of development rights from some areas of the OCR3 Neighborhood to other areas of the OCR3 Neighborhood. While the total number of dwelling units within the entire OCR3 Neighborhood would not increase, the number of dwelling units in certain areas would increase to a maximum density of 10 units per acre. For example, if the 47.50 acre area shown on Exhibit A as Proposed Residential Area (Preferred Preserve as Open Space) were dedicated as open space, the 138 dwelling units (47.50 acres times 2.9 dwelling units per acre) could be transferred for development on the balance of the 240 acres available for residential development, provided the area to which the development rights were transferred does not exceed the maximum density of 10 dwelling units per acre.

of Hamilton.⁴⁴

Density Incentives: Developers who dedicate land for public parklands or trails in excess of what is required by regulation, or who provide significant areas of public open space shall be entitled to increase average densities up to 10 dwelling units per net residential acre, provided the total number of dwelling units in the OCR3 Neighborhood does not exceed 840, with approximately 115 served by sanitary sewer in Fairgrounds Road, if sanitary sewer service is provided by the City of Hamilton.

Housing Diversity: Overall housing density targets shall be achieved through a wide variety of housing styles and densities, including low-rise multi-unit housing, attached and detached single-family homes on smaller lots and single-family homes on lots up to one-half acre.

Developer Flexibility: Residentially zoned areas within the OCR3 Neighborhood will be assigned base net residential densities (the overall average of which will be 2.9 dwelling units per net residential acre). Developers will be allowed to trade densities among sites, provided any increase in density in one site is offset by a concomitant reduction in density in another site. This will allow developers to adjust individual site densities to meet market conditions, while preserving the overall target densities established for the OCR3 Neighborhood. Within projects, developers will be encouraged to develop planned unit developments, allowing flexibility in building site size and location. Any density adjustments will be documented by amendment of the underlying zoning map of the OCR3 Neighborhood.⁴⁵

Housing Goal 2. The individual neighborhoods within the OCR3 Neighborhood shall be connected by streets and trails with each other and with public parks, trails and business areas within the OCR3 Neighborhood.

⁴⁴For purposes of comparison, residential density at The Arbors, a new residential development approximately ½ mile south of the OCR3 area, is 4.7 dwelling units per net residential acre (including roads but excluding parkland). The Arbors is designed for 170 lots on 32.56 acres (again excluding parkland), with a minimum lot size of 4,500 square feet.

⁴⁵See Section 2.2 of the Ravalli County Growth Policy which provides:

With the implementation of the Growth Policy, the County anticipates that growth will occur more in accordance with the goals and policies of the Growth Policy as follows:

....

Tools such as neighborhood plans, voluntary zoning districts, transfer of development rights, etc. may be utilized at the local level to address growth and identify areas where different types of development may occur.

Housing Policy 2.1. Developments within the OCR3 Neighborhood shall include street connections to other developments within the Neighborhood whenever feasible.

Housing Policy 2.2. Developments within the OCR3 Neighborhood shall include a non-motorized trail system within each neighborhood and which provides connections to trail systems accessing public parks, other residential neighborhoods and business areas within the OCR3 Neighborhood.

Housing Implementation Strategy 2.1.1. Detailed implementation strategies related to streets, trails and non-motorized transportation are set forth under Section IV.G. Transportation.

F. PUBLIC FACILITIES AND SERVICES

1. INTRODUCTION

a. Sewer and Water Service

Sewer and water service for the OCR3 Neighborhood is described in detail in Section III. C. regarding Current Conditions and Trends: Public Facilities.

b. Schools

It is difficult to project the impact of residential development in the OCR3 area on the public schools. All of the OCR3 area will be served by the Hamilton Public Schools, so the potential additional student count from approximately 840 additional residential units is substantial. On the other hand, the actual student load will depend on the character of the housing that is built and the demographics of those who occupy the dwellings. Recent experience in western Montana is that new dwellings do not yield a high proportion of school age children.

c. Storm Water Drainage

The quality of surface water, groundwater and irrigation water within the OCR3 Neighborhood and affected by development within the OCR3 Neighborhood must be protected.

2. PUBLIC FACILITIES AND SERVICES GOALS, POLICIES AND IMPLEMENTATION STRATEGIES FOR THE OCR3 NEIGHBORHOOD PLAN

Public Facilities Goal 1. All development within the OCR3 Neighborhood should be served with public sanitary sewer and public water; and development within the OCR3 Neighborhood

should be designed to make such service as
economical and efficient as possible.

Public Facilities Policy 1.1 Adequate sanitary sewer and public water supply should be made available for developments within the OCR3 Neighborhood.⁴⁶

Public Facilities Policy 1.2. Developments within the OCR3 Neighborhood should be designed to reduce, to the extent possible, the linear feet of sewer and water lines required.⁴⁷

Public Facilities Implementation Strategy 1.1.1. The City should proceed with plans for and construction of an expansion of the City wastewater treatment plant to assure that adequate capacity is available to service the OCR3 Neighborhood. If the City does not proceed with expansion of the City wastewater treatment plant, the OCR3 Neighborhood should develop with independent, public water and wastewater treatment facilities accommodating the development outlined in this Neighborhood Plan.

Public Facilities Implementation Strategy 1.1.2. A zoning and land use plan should be adopted for the OCR3 Neighborhood that encourages cluster and other innovative siting techniques both to reduce the linear feet of sewer and water lines required and to enhance the public and private open space within the OCR3

⁴⁶See City of Hamilton Growth Policy Chapter 9 which provides:
Public Facilities & Services Goals and Policies
Policies:

Sewer Facilities—Provide for central sewer collection and treatment facilities for all existing and future land uses within the Planning Area [which includes the OCR3 Neighborhood].

Domestic Water—Provide for safe and adequate water supply, distribution, storage, and treatment facilities to support water demand projected in regard to planned uses in the Planning Area.

⁴⁷See Ravalli County Growth Policy section 3.4 which provides:
COUNTYWIDE GOALS AND POLICIES - Infrastructure and Public Services
Background

* The choice of preferred growth patterns has a direct impact on cost of services. Compact development, close to existing facilities and services, reduces the need for road construction and maintenance and increases the cost-effectiveness of public facilities.

COUNTYWIDE GOAL 4:
PROVIDE NECESSARY INFRASTRUCTURE AND PUBLIC SERVICES TO ACCOMMODATE POPULATION GROWTH AND NEW DEVELOPMENT WITHOUT UNDUE IMPACTS ON THE QUALITY, QUANTITY AND COST OF SERVICE TO EXISTING RESIDENTS.

Countywide Policy 4.1: Encourage development that will minimize or avoid additional costs to existing taxpayers.

Neighborhood.

Public Facilities Goal 2. The quality of surface water, groundwater and irrigation water within the OCR3 Neighborhood and affected by development within the OCR3 Neighborhood must be protected.

Public Facilities Policy 2.1. Development within the OCR3 Neighborhood must preserve the quality and integrity of the agricultural irrigation ditches and facilities which pass through the Neighborhood, and protect the quality of surface and ground water resources within and affected by development within the Neighborhood.⁴⁸

Public Facilities Implementation Strategy 2.1.1. Local governments shall enforce all existing standards which require that irrigation ditches and facilities be preserved, and require developers to impose covenants and restrictions as appropriate to assure the long-term maintenance and preservation of these facilities.

G. TRANSPORTATION

1. INTRODUCTION

a. Existing Transportation Facilities

The OCR3 Neighborhood is a relatively blank canvas with respect to transportation facilities. Old Corvallis Road runs north-south along the entire length of the Neighborhood, with only a narrow band of properties between Old Corvallis Road and the western boundary of the Neighborhood. There are numerous smaller properties along the west side of Old Corvallis Road, each with its own driveway; in fact, many of these properties have nearly unlimited access to Old Corvallis Road, rather than defined driveway entrances.

The Eastside Highway runs north-south along the entire east boundary of the Neighborhood. Fairgrounds Road runs east-west along the south east corner of the Neighborhood for about 1,300 feet. The only other existing road of note is Providence Way, an existing street which enters the Neighborhood from the south and which was one of the historic, tree-lined drives serving the original

⁴⁸Section 3.2 of the Ravalli County Growth Policy provides:

COUNTYWIDE GOAL 2: PROTECT WATER QUALITY AND SUPPLY.

Countywide Policy 2.2: Develop and adopt incentives to encourage the protection and enhancement of water quality and supply.

Countywide Policy 2.3: Encourage the protection of water quantity and quality, including the mitigation of adverse cumulative impacts.

Countywide Policy 2.4: Encourage the continued operation of irrigation districts and systems important to agricultural and other forms of groundwater recharge.

The Daly Mansion is served by the especially historic, tree-lined drive that enters the Mansion property from the Eastside Highway. The Daly Mansion Preservation Trust has expressed a desire to establish a secondary, service access to the Mansion in order to relieve the historic drive (and the trees abutting the drive) from the pressure of service traffic. Ultimate street plans for developments near the Daly Mansion should seek to accommodate this desire for secondary access to the Mansion.

At the present time, there is a single driveway serving the Bitter Root Stock Farm, which has two entrances from the Eastside Highway. There is also an existing roadway easement (or it may be a fee interest) providing access to the Bitter Root Stock Farm property from Old Corvallis Road at the very northwest corner of the Neighborhood.

b. Non-Motorized Transportation

At meetings held with interest groups in conjunction with the development of this Neighborhood Plan, a consistent theme was the desire to include trails to provide an alternative to automobile transportation, both for residents of the Neighborhood as well as for visitors to the Neighborhood.⁴⁹ In conjunction with

⁴⁹This sentiment is consistent with expressions in the Hamilton Growth Policy, which provides in Chapter 8:

Goals and Policies for Pedestrian and Bicycle Facilities.

Goal: Provide a citywide system of safe, efficient and attractive bicycle and pedestrian routes for commuter, school and recreational use.
Policies

Maintain existing pedestrian facilities and require new development to provide pedestrian walkways between developments, schools and public facilities.

Where appropriate, require proposed developments adjacent to proposed bikeway routes to include bicycle paths or lanes in their street improvement plans and to construct bicycle paths or lanes as a condition of project approval,

Construct safe, separate, and convenient paths for bicycles and pedestrians so as to encourage these alternate forms of transportation.

Require plans for bicycle and pedestrian facilities to give priority to providing continuity and closing gaps in the bikeway and sidewalk network.

Develop programs that encourage the safe utilization of easements and/or rights-of-way along flood control channels, public utilities, railroads and streets wherever possible for the use of bicycles and/or pedestrians.

Ensure accessibility of pedestrian facilities to the elderly and

the strong public desire for well-planned and substantial public spaces (see Section IV.C. Environmental and Cultural Resources), an interconnected trail system accessing the residential and business areas of the Neighborhood, the Daly Mansion and new public spaces, the County Fairgrounds, and providing non-motorized access to nearby schools and recreational facilities was seen as the signature element that would set the OCR3 Neighborhood apart from other areas of the City and County.

c. Public Transit

The Hamilton area currently has very limited public transit. The Ravalli County Council on Aging runs a transit service serving the greater Hamilton area with a regular, but limited, schedule. In fact, the Council on Aging has built a bus barn for storing its vehicles and new offices on property adjacent to the OCR3 Neighborhood along Old Corvallis Road. The Bitterroot Valley, including Hamilton, is also served by a van pool service operated by the Missoula Ravalli Transportation Management Agency ("MRTMA"). The van pool service coordinates riders and drivers who operate vans owned or leased by MRTMA and MRTMA also coordinates car pools. The van pool service currently operates vans during morning and afternoon commute times originating in both Hamilton and Missoula. Currently, two fifteen-passenger vans run each way each day to the Hamilton area.

The development of a business corridor along Old Corvallis Road (see Section IV.D.) and approximately 840 residential units within the OCR3 Neighborhood, together with the existing residential developments nearby, recommend the development of a transit hub within or near the OCR3 Neighborhood. This transit hub could serve as a major destination for van pool service, individual car pools, local transit service and eventual scheduled bus service between Hamilton and Missoula. This plan recommends that consideration be given to locating the transit hub at a new parking facility located on the 20 acres owned by Ravalli County and located immediately north of the County Fairgrounds. This area, which is currently unpaved, is used as parking by the Fairgrounds with a small portion in the north east used as an impound lot by the County Sheriff. By paving and landscaping a portion of this area, commuters would have a central area for coordinating van and car pools and local transit, all with convenient traffic-signal controlled access (at Fairgrounds Road) to Highway 93. This same area would serve as paved parking for the Fairgrounds, avoiding the dust or mud encountered with heavy parking demand on the current unpaved surface. Since Fairgrounds use is almost exclusively on weekends or evenings (except for Fair Week), this dual use of the facility should be feasible. Future plans could include a sheltered area for users to wait for rides, and perhaps even providing limited food and beverage service.

mobility impaired.

Development of a transit hub at this location would further enhance the appeal of the business corridor along Old Corvallis Road and it would be an additional advantage for the residents of the OCR3 residential areas, who would have access to the transit hub both by roads and by the extensive trail system previously discussed. Development of the transit hub might make areas of the OCR3 Neighborhood especially attractive to seniors who would have convenient access to local transit service and, in time, scheduled bus service to Missoula and other points.

2. TRANSPORTATION GOALS, POLICIES AND IMPLEMENTATION STRATEGIES OF THE OCR3 NEIGHBORHOOD PLAN

Transportation Goal 1. Individual developments within the OCR3 Neighborhood shall be connected by streets and trails with each other and with public parks, trails and business areas within the OCR3 Neighborhood.

Transportation Policy 1.1. Developments within the OCR3 Neighborhood shall include street connections to other developments within the Neighborhood whenever feasible.

Transportation Policy 1.2. Developments within the OCR3 Neighborhood shall include a non-motorized trail system within each neighborhood and which provides connections to trail systems accessing public parks, the Daly Mansion grounds, other residential neighborhoods and business areas within the OCR3 Neighborhood, the County Fairgrounds, and nearby schools and recreational facilities.⁵⁰

Transportation Policy 1.3. Whenever feasible, pedestrian and non-motorized connections shall be accomplished by means of trail systems

⁵⁰See Hamilton Growth Policy Chapter 8, which provides:

Goals and Policies for Pedestrian and Bicycle Facilities.

Goal: Provide a citywide system of safe, efficient and attractive bicycle and pedestrian routes for commuter, school and recreational use.

Policies

Maintain existing pedestrian facilities and require new development to provide pedestrian walkways between developments, schools and public facilities.

Where appropriate, require proposed developments adjacent to proposed bikeway routes to include bicycle paths or lanes in their street improvement plans and to construct bicycle paths or lanes as a condition of project approval,

Construct safe, separate, and convenient paths for bicycles and pedestrians so as to encourage these alternate forms of transportation.

that are separate from the street system in order to reduce the street width otherwise required to accommodate sidewalks and to enhance the experience of trail users.

Transportation Implementation Strategy 1.1.1. A zoning and land use plan should be adopted for the OCR3 Neighborhood that requires individual developments to provide street connections to other developments within the Neighborhood whenever feasible.

Transportation Implementation Strategy 1.1.2. A zoning and land use plan should be adopted for the OCR3 Neighborhood that requires all developments to dedicate to the public, as a condition of subdivision or development approval, improved non-motorized trails and paths connecting homes to parks and public spaces, workplaces, transit facilities and schools. Implementation of this strategy may require amendment of existing local government subdivision and development regulations.⁵¹

Transportation Implementation Strategy 1.1.3. A zoning and land use plan should be adopted for the OCR3 Neighborhood that encourages and provides incentives for development plans that preserve the historic tree-lined drives as walkways and paths through the neighborhood.

Transportation Implementation Strategy 1.1.4. A zoning and land use plan should be adopted for the OCR3 Neighborhood that requires, whenever feasible, that pedestrian and non-motorized connections be accomplished by means of trail systems that are separate from the street system, in which case the street right-of-way shall be reduced accordingly since sidewalks will not be required in those areas served by off-street trails.

Transportation Goal 2. Ensure that the location, intensity and timing of development is consistent with the provision of adequate transportation infrastructure and standards.⁵²

⁵¹ Note again the Hamilton Growth Policy in Chapter 8 which provides:

Goals and Policies for Pedestrian and Bicycle Facilities.

Goal: Provide a citywide system of safe, efficient and attractive bicycle and pedestrian routes for commuter, school and recreational use.

Policies

Where appropriate, require proposed developments adjacent to proposed bikeway routes to include bicycle paths or lanes in their street improvement plans and to construct bicycle paths or lanes as a condition of project approval. [Emphasis added].

⁵² This Goal appears verbatim in Chapter 8 of the Hamilton Growth Policy under Goals

Transportation Policy 2.1. New developments in the OCR3 Neighborhood shall be required to provide all transportation improvements required within the development.⁵³

Transportation Policy 2.2. New developments in the OCR3 Neighborhood shall be required to mitigate off-site traffic impacts to the maximum extent feasible in order to maintain the City's and County's preferred level of service standards.⁵⁴

Transportation Implementation Strategy 2.1.1. Ravalli County's and Hamilton's existing subdivision, zoning, and development regulations should be reviewed to assure they would require new developments in the OCR3 Neighborhood to provide all transportation improvements required within the development and to mitigate off-site traffic impacts to the maximum extent feasible in order to maintain the County's and City's preferred level of service standards. If appropriate authority does not exist, relevant regulations should be revised accordingly.

Transportation Goal 3. Improve traffic safety along Old Corvallis Road.

Transportation Policy 3.1. Business development and redevelopment along the west side of Old Corvallis Road should be encouraged through the combining of existing smaller parcels.⁵⁵

Transportation Policy 3.2. Where smaller existing parcels are not combined for development and redevelopment along the west side of Old Corvallis Road, the use of shared driveways and parking areas should be encouraged.⁵⁶

and Policies for Transportation and Circulation.

⁵³The Hamilton Growth Policy Chapter 8 provides the following policy with respect to transportation infrastructure and standards:

Circulation improvements to be funded by new development in a manner that maintains the specified performance standards.

⁵⁴The Hamilton Growth Policy Chapter 8 provides the following policy with respect to transportation infrastructure and standards:

Require new development projects to mitigate off-site traffic impacts to the maximum extent feasible in order to maintain the City's preferred level of service standard.

⁵⁵The Hamilton Growth Policy in Chapter 8 regarding transportation and circulation policies provides:

Require that driveway access points onto arterial roadways be limited in number and location in order to ensure the smooth and safe flow of vehicles and bicycles.

⁵⁶In addition to the policy noted in the preceding footnote, the Hamilton Growth Policy also provides in Chapter 8 regarding Goals and Policies for parking:

Goal: Provide sufficient, well-designed and convenient off-street parking

Transportation Implementation Strategy 3.1.1. A zoning and land use plan should be adopted for the OCR3 Neighborhood that provides development incentives where existing smaller parcels along the west side of Old Corvallis Road are combined for development or redevelopment.

Transportation Implementation Strategy 3.1.2. A zoning and land use plan should be adopted for the OCR3 Neighborhood that provides development incentives where development or redevelopment along the west side of Old Corvallis Road incorporates the use of shared driveways and/or parking areas.

Transportation Goal 4. Enhance the availability and convenience of public transit and ride-sharing in the Hamilton area.

Transportation Policy 4.1 Provide a paved, centralized, parking area convenient to Highway 93 to serve as a transportation hub for local transit service, existing van pool service, private car pools and potential scheduled bus service.

Transportation Implementation Strategy 4.1.1. Explore with the County Fair Board, the Council on Aging and other interested parties the development of a transit hub in conjunction with a paved parking facility serving the Fairgrounds.

H. LAND USE

The goals, policies and implementation strategies of all the preceding sections of this Section IV have implications for land use within the Neighborhood. Those land use implications will not be repeated here; rather the reader is referred to the preceding sections. Exhibit A attached to this Plan reflects the general land use implications of this Plan.

facilities throughout the City.

Policies: Consolidate parking, where appropriate, to eliminate the number of ingress and egress points onto arterial [streets].

V. IMPLEMENTATION

A. INTRODUCTION

This section of the OCR3 Neighborhood Plan discusses the actions necessary to implement the Goals and Policies described in Section IV of the Plan. The two local governments involved in this planning project—Ravalli County and the City of Hamilton—will each need to take steps to implement the OCR3 Neighborhood Plan. In addition, this section will describe some further actions to implement elements of the Plan that may be undertaken by the local governments or others interested in or involved in the future development of the OCR3 Neighborhood.

B. GROWTH POLICY AMENDMENTS

This OCR3 Neighborhood Plan has been drafted so that it may be adopted as an amendment to the Ravalli County Growth Policy and as an amendment to the City of Hamilton Growth Policy. Amendments to Growth Policies in Montana are adopted in the same manner as set forth for adoption of an original Growth Policy. That means that the OCR3 Neighborhood Plan, as an amendment to a Growth Policy, will be considered first by the Planning Boards of each jurisdiction (the County and the City), each of which will provide proper public notice and hold a hearing on the OCR3 Neighborhood Plan. The respective Planning Boards will then vote whether to recommend adoption of the OCR3 Neighborhood Plan to their governing bodies (the County Commissioners and City Council).

The County and the City will need to decide whether they wish to coordinate their considerations of the OCR3 Neighborhood Plan, and whether they wish to proceed at the same time. The OCR3 Neighborhood is currently under county jurisdiction, and will remain so until such time as any portion of the OCR3 Neighborhood is annexed to the City. The OCR3 Neighborhood is, however, well within the Planning Area covered by the City's existing Growth Policy (adopted September 2003).

The County and the City could decide to proceed with entirely independent processes for consideration of adopting the OCR3 Neighborhood Plan. Further, since the land is currently under County jurisdiction, the City could defer acting on the OCR3 Neighborhood Plan until such time as land is annexed. On the other hand, since the County and the City have cooperated with respect to the City providing sewer and water service to the OCR3 Neighborhood, and both governments anticipate that lands within the OCR3 Neighborhood will not be developed or redeveloped unless and until they are annexed to the City, it may be most logical for the two governments to work in tandem on consideration and adoption of the OCR3 Neighborhood Plan. For example, it may be possible for the two Planning Boards to hold a joint public hearing on the OCR3 Neighborhood Plan. Since notice of such a hearing is provided by publication, all

interested parties—whether residents of the City or County—can be notified and their comments on the proposed plan can be heard by both Planning Boards. Each Board would then need to independently consider its recommendation to its respective governing body, with the County Commissioners and the City Council each acting on adoption of the OCR3 Neighborhood Plan. The City Council and County Commissioners may also decide to proceed jointly in hearings and meetings regarding adoption of the growth policy amendments.

C. IMPLEMENTATION THROUGH ZONING

Many of the goals and policies in the OCR3 Neighborhood Plan will require implementation through zoning. For example, provisions regarding the uses to be made of property (e.g., business or residential) and residential densities (units per acre) are implemented through zoning. The City of Hamilton has a zoning ordinance, and implementing elements of the OCR Neighborhood Plan would be accomplished through applying elements of the existing ordinance to this property and through some amendments to the Zoning Ordinance to accommodate provisions of this Plan not addressed in the current zoning ordinance. City zoning would not be applied to the OCR3 Neighborhood until portions of the Neighborhood are annexed to the City. However, the City may wish to amend the zoning ordinance in advance of annexation in order to provide for comprehensive zoning of the property as desired at the time of annexation.

Ravalli County does not currently have any county-initiated zoning (as distinguished from citizen-initiated zoning districts). As a consequence, in order to adopt zoning provisions applicable to the OCR3 Neighborhood, the County will need to adopt a general zoning resolution (providing for basic zoning administration, processes, definitions, etc.) and then adopt specific substantive zoning provisions applicable to the OCR3 Neighborhood.

D. AMENDMENTS TO SUBDIVISION REGULATIONS AND DEVELOPMENT REGULATIONS

Some of the implementation strategies in the OCR3 Neighborhood Plan contemplate changes to existing County or City Subdivision Regulations or Development (Building) Regulations. Again, since properties in the OCR3 Neighborhood are not to be developed or redeveloped until they are annexed to the City, these changes may only be necessary to the City regulations and codes.

E. OTHER POTENTIAL MEASURES TO IMPLEMENT THE GOALS AND POLICIES OF THE OCR3 NEIGHBORHOOD PLAN

The Plan includes an implementation strategy regarding the transit hub that recommends consideration of the concept by the County Commissioners, the Council on Aging and the Ravalli County Fair Board, among others.

OLD CORVALLIS ROAD HAMILTON PARK & WATER PROPOSED SERVICE AREAS

AREA 1

CORVALLIS
CORDA
FUTURE LIFT STATION #1

AREA 2

FUTURE LIFT STATION #2
OLD MILL ROAD
FUTURE LIFT STATION #3

AREA 3

BITTERROOT STOCK FARM
BITTERROOT STOCK FARM
MONTANA HISTORICAL SOCIETY
RAVALLI COUNTY
RAVALLI COUNTY FAIRGROUNDS

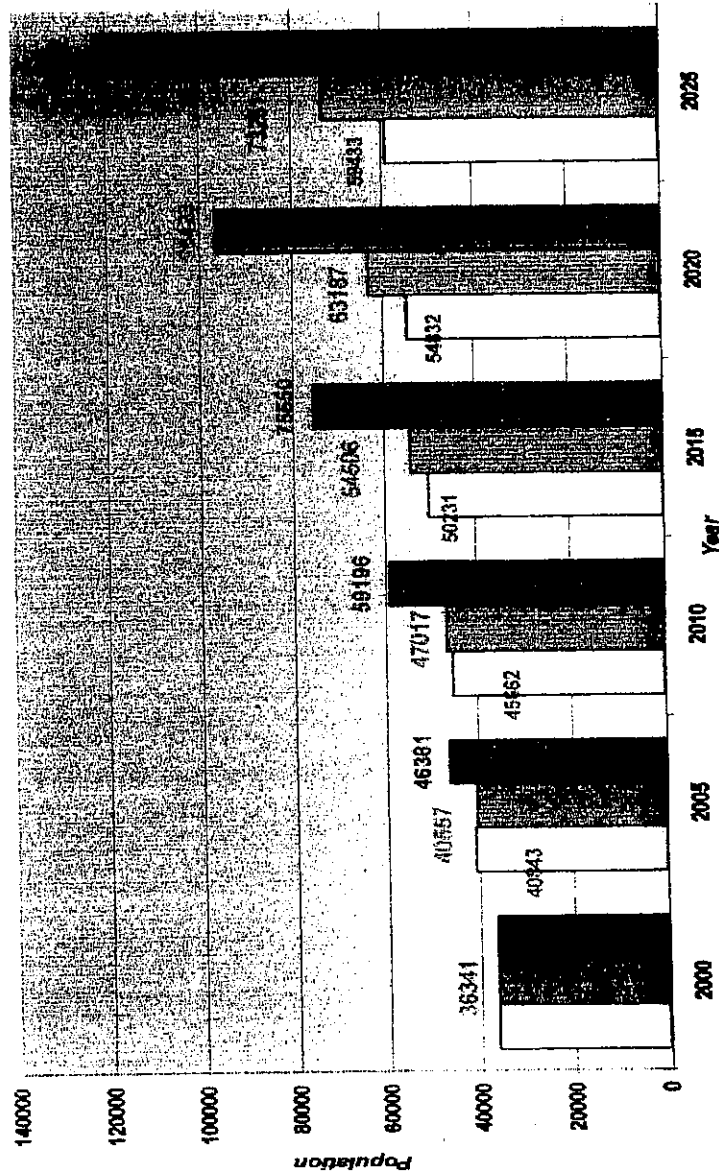
HAMILTON
RAILROAD BOUNDARY
BLACK LAKE
FAIRGROUNDS ROAD

NOV 7 2002

Exhibit B

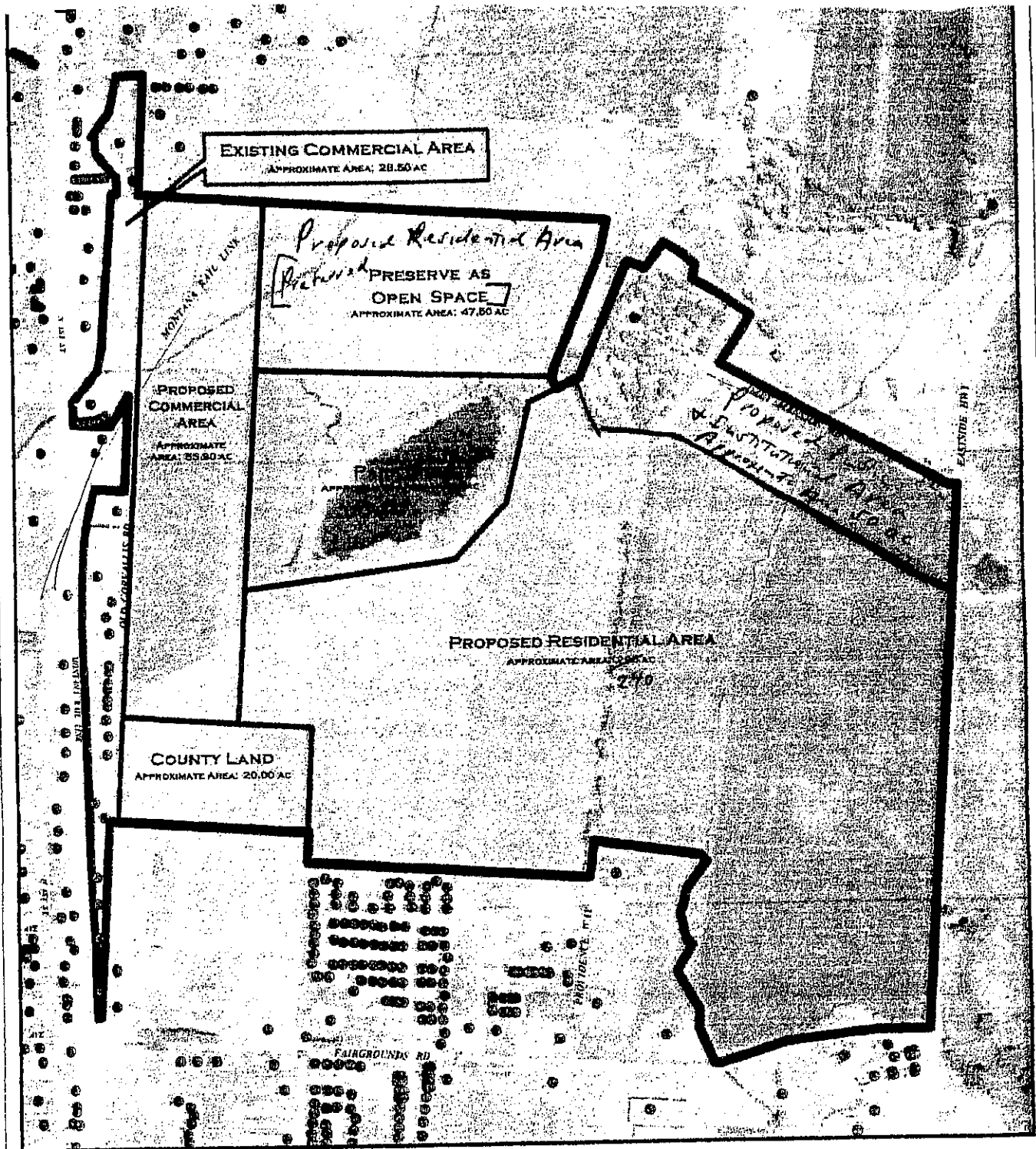
Growth Projections

State/Fed Census - CRMW - BFI



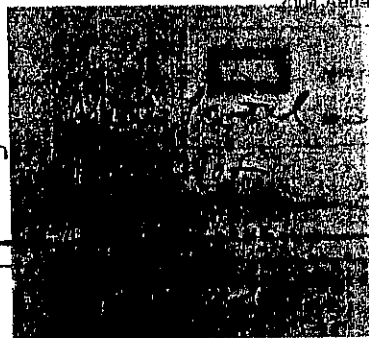
□ Census Bureau/NPA Data Services ■ CRMW ■ BFI

Exhibit C



Old Corvallis Road
Hamilton Sewer & Water
Proposed Service Area 3
(Exhibit A to OCR 3 Neighborhood Plan)

November 30, 2005 - Ravalli County Planning Department



2004 Aerial image

Proposed Interest

Proposed Area



1000 Feet

**E. OTHER POTENTIAL MEASURES TO IMPLEMENT THE GOALS AND
POLICIES OF THE OCR3 NEIGHBORHOOD PLAN**

The Plan includes an implementation strategy regarding the transit hub that recommends consideration of the concept by the County Commissioners, the Council on Aging and the Ravalli County Fair Board, among others.